

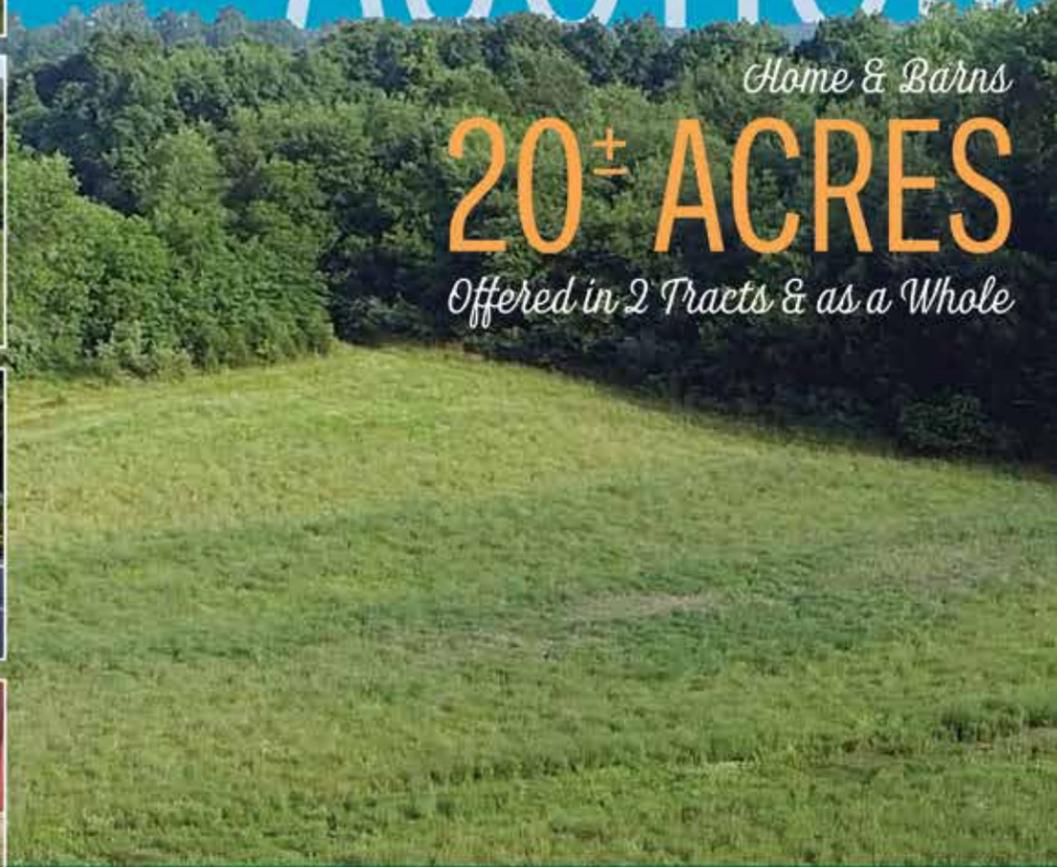
# Albion Mini Farm

# AUCTION

Home & Barns

# 20± ACRES

Offered in 2 Tracts & as a Whole



**Personal Property to Include:** Boat, Tractor, Guns, Woodworking Tools, Shop Tools, Hunting & Trapping Items, Furniture, Household  
**Real Estate to Include:** Mini Farm with Home & Barn on 20± Acres, Located at 5426 W 350 S, Albion, IN



**Two Dates:** Personal Property - Saturday, August 15 • 9am  
 Real Estate - Tuesday, August 18 • 6pm

260.749.0445 • 866.340.0445 Online Bidding Available  
 www.SchraderFortWayne.com • www.SchraderAuction.com



260.749.0445 • 866.340.0445 • SchraderFortWayne.com • SchraderAuction.com Online Bidding Available

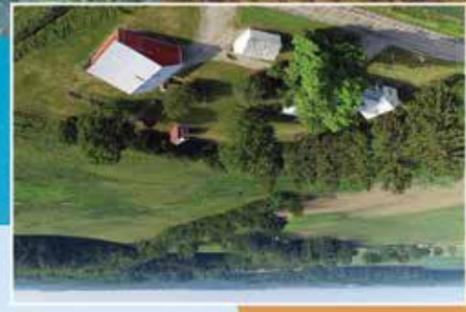
# Two Dates:

Personal Property - Saturday, August 15 • 9am: Boat, Tractor, Guns, Woodworking Tools, Shop Tools, Hunting & Trapping Items, Furniture, Household  
 Real Estate - Tuesday, August 18 • 6pm: Mini Farm with Home & Barn on 20± Acres, Located at 5426 W 350 S, Albion, IN

Home & Barns  
**20± ACRES**  
 Offered in 2 Tracts & as a Whole

# AUCTION

Albion Mini Farm



Corporate Headquarters:  
 950 N Liberty Dr, Columbia City, IN 46725  
 260.749.0445 • 866.340.0445  
 SchraderFortWayne.com • SchraderAuction.com

		August							
	29%	28%	27%	26%	25%	24%	23%	22%	
	16	17	18	19	20	21	22	23	
	9	10	11	12	13	14	15	16	
	2	3	4	5	6	7	8	9	
	1								
	SA	F	TH	W	TU	M	SU		

Acre, Located at 5426 W 350 S, Albion, IN  
 Real Estate - Tuesday, August 18 • 6pm: Mini Farm with Home & Barn on 20±  
 Woodworking Tools, Shop Tools, Hunting & Trapping Items, Furniture, Household  
 Personal Property - Saturday, August 15 • 9am: Boat, Tractor, Guns,

# Two Dates:

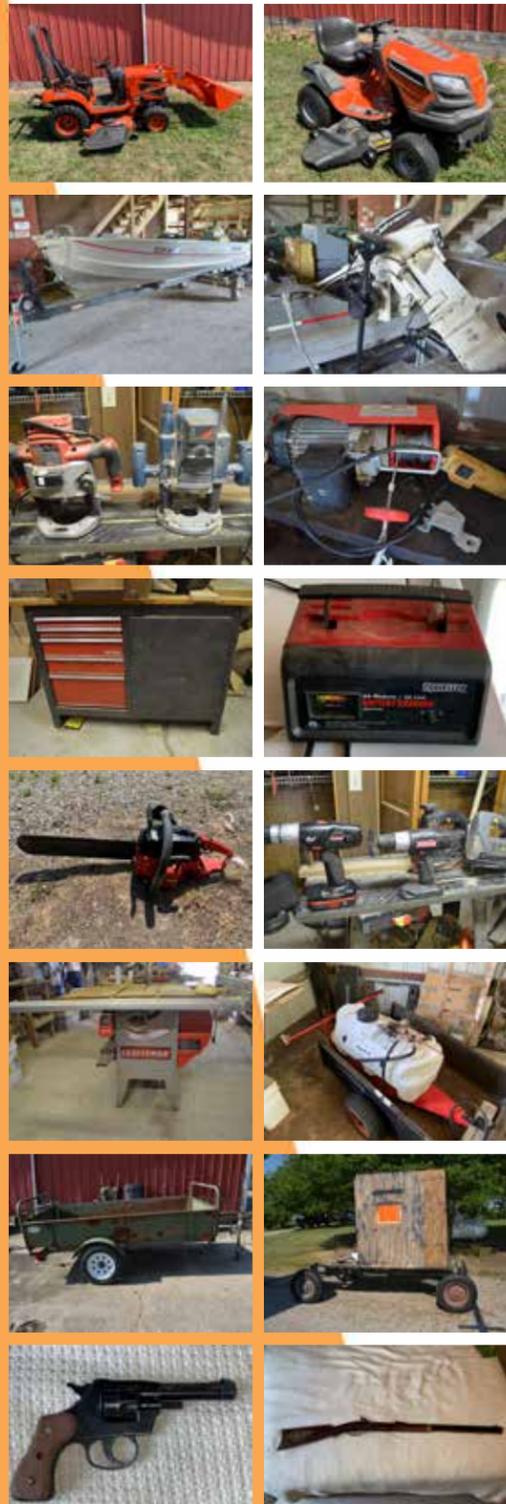
With a Home & Barns, Offered in 2 Tracts & as a Whole  
**20± ACRES**

Auction Manager: Jerry Ehle AC63001504, AU19300123



# AUCTION

Albion Mini Farm



**PERSONAL PROPERTY : Saturday, August 15 • 9am**

**LAWN & OUTDOOR EQUIPMENT:** • 30' wire corn crib • Hay wagon w/ low profile sideboards • 2012 Kubota BX2360 compact utility tractor w/ LA243 loader, RCK60B23BX 60" mower deck, PTO, 3 point hitch, only 550 hours serial #65604 • 2013 Husqvarna YTH23V48 48" riding mower, 23 HP, only 110 hours serial #010213A003054 • Craftsman 3.7/18" gas chainsaw • (2) Craftsman 16"/36cc gas chainsaw • McCulloch 7-10 automatic gas chainsaw • Craftsman 18 bushel 12" lawn sweeper • Fimco 25 gallon pull type sprayer in Craftsman yard-garden trailer • Huskee heavy duty spreader 175 lb. • garden tools

**WOODWORKING TOOLS & EQUIPMENT:** • Wilton Oscillating spindle sander • Craftsman 12" bandsaw • J.E. Equip. Dust Collection system • Craftsman Belt-Disc sander • Craftsman 10" Direct Drive table saw • Craftsman 10" table saw • Craftsman 3" x 21" variable speed sander • Craftsman Indust. recip. saw • Wolflet Router table • Bosch 1613 router • Skil router • Craftsman router • Craftsman Plate joiner • High Speed drill sharpener • Bostich pneu. fn 15 Nail gun • Senco brad nailer • Several cordless drill • Assorted hand saws, skill saws, jig saws, (2) Craftsman Workbenches w/ drawers & cabinets • New 16 pc. Forstner bit set • Brace & bits • Auger bits • Cosco work bench w/ end & side wood vises • Craftsman metal rolling stands • Old Dewalt Radial arm saw • Asstd. Wood clamps • Drill bits • grinding wheels

**TOOLS, SHOP ITEMS, OUTDOOR ITEMS:** • Craftsman 150 psi 6 hp air compressor • Craftsman 8 drawer top tool box & 3 drawer bottom box on rollers • Misc. hand tools, wrenches, sockets, ratchets, hammers, pliers, screwdrivers • Ridgid piper wrench & 2 heavy duty pipe cutters • Asstd. Pipe cutters, & pipe tools • MVP SuperLift 5,000 lb. floor jack • Tool Shop 6" bench grinder • Come-along cable puller • Craftsman 8.5 amp reciprocating saw • Traveler 6A medium/2A low battery charger • Grease guns • Chicago elect cable winch • Metal storage cabinets • Large 2 door wood cedar lined wardrobe cabinet • 2 wheel hand cart/dollie • Char-Griller smoker/grill • Patio table w/ 2 chairs • Craftsman 18 bu grass catcher • Fimco elect. lawn sprayer • Huskee HD Lawn spreader pull type • Karcher pressure washer • Misc truck hitches • MoJack EZ jack lawnmower jack • Aberfoyle 8' x 4' trailer • King Kutter 3 pt. 6' blade • 6" Rotary mower • 3 pt. boom wire lawn cart • Tie down straps • heavy duty hitch • alum extension ladder

**FIREARMS, AMMUNITION, FISHING, & HUNTING:** • Sea Nymph 14' Alum Fishing Boat w/ Johnson 15 hp motor, Minnkota trolling motor & Lowrance Fish locator on a Shorelander Trailer • David Bradley running gear w/ wood deer blind mounted • Rohm model RG 23. 22 L.R. blue revolver w/ 3" barrel • Smith & Wesson 38 S. & W. Special CTG blue

revolver w/ 6" barrel • Browning Light Twelve semi-automatic 12 ga. Shotgun w/ engravings • Older Meriden double barrel shotgun • Ranger 101-5 .410 bolt action shotgun • Harrington & Richardson Topper Model 098 single shot .410 gauge shotgun • Cabela's Inc. .50 cal black powder rifle w/ hex barrel • Ithaca Model 37 Featherlight Deerslayer 12 ga. pump shotgun w/ Leupold scope & engravings • Mossberg model 500C 20 ga. pump shotgun w/ extra Mossberg 20 ga. barrel & vented rib • Several boxes of misc. ammo: 12 ga., .410 ga., 30-06, 22, & 38 special • Metal ammo box • Variety of different size & style fishing rods & reels • Tackle boxes • Lures • Fillet knives • Horton crossbow & arrows • Hunting coats & clothes • Hoppes clay pigeon thrower • Deer carryout cart • (2) Minnkota trolling motors • dog carrier • pull golf cart • asstd deer antlers & old mounts • TRAPS: • Conibear • Leg hold, raccoon & fox • live traps • trapping stakes • Duck & Goose decoys

**FURNITURE, COLLECTIBLES, ANTIQUES, DECORATOR ITEMS, & HOUSEHOLD ITEMS:** • Mid-Century modern style full size bed & 9 drawer dresser • Rectangular dining table & chairs • Oak roll top desk w/ pressed chair on rollers • Craft style sofa table • Craft style sofa table w/ heart cutouts • Small craft style stand w/ heart cutouts • Tan power reclining w/ massage & heat • White wicker loveseat, chair, & table • Antique granite top table, Antique folding rocking chair w/ needlepoint seat & back • Slant front 5 drawer desk • 5 shelf corner display stand • Antique 3 leg milking stool • Twin bed • Round 3 leg stand • Pair of antique T-back chairs • Antique footrest • 2 door stand/cabinet • Oval & square shape end tables • Black office chair • Office Depot computer desk new in box • Howard Miller oak case wall clock • Daniel Dakota wall clock • Reproduction cast iron stove • Pair of old coal buckets • Old large & small steel wagon wheels • Various size & style marbles • Budweiser wooden crate • Small wooded crate box w/ latch • 3 oil lamps • End of the day warrior on horse picture • Antique GE & Corona radios • Reproduction stick phone • LP records • Doll size rocking chair & chair • Large selection of craft/Americana style wall decorations, wall pictures, dolls, figurines, home decorations, knickknacks, & wall knickknack shelves • Table lamps • Vintage Hanson nursery scale • Reproduction lead stained glass lamp • Everyday dishes, bowls, glasses, & kitchenware • Mr. Coffee maker • old license plates

**ELECTRONICS & APPLIANCES:** • LG 32LK450 32" HDTV • Vizio D32h-F0 32" HDTV • Sylvania LC225SL9 22" HDTV • Dell flatscreen monitor • Reproduction Emerson CD, cassette, & radio stereo • Electralog electric fireplace heater • Kenmore 80 Series washer & 90 Series dryer • Amana washer • Kenmore Elite dryer • (2) White Whirlpool refrigerators



PROPERTY/AUCTION LOCATION: 5426 W 350 S, Albion, IN 46701



*Albion Mini Farm*

**AUCTION**

*Home & Barns*

**20± ACRES**

*Offered in 2 Tracts & as a Whole*

**OPEN HOUSE DATES:**  
Sun., July 19 - 2-4pm & Wed.,  
July 22 - 5-7pm, OR call Auction  
Manager to set up a private  
showing or walk-over inspection  
(260.410.1996)



**REAL ESTATE : Tuesday, August 18 • 6pm**

**TRACT 1 - HOME, BUILDINGS, 5± ACRES:** *What a great Mini Farm!!* This tract features a great 4 bedroom, 2 full bath, 1½ story & home on a partial basement. The home features a spacious open kitchen with lots of cabinets & cook top bar. There is a large eat-in area with a beautiful trayed ceiling. There is an enclosed front porch off of the kitchen towards the front. The kitchen includes gas cooktop & newer Kenmore dishwasher. The first main level bedroom off the kitchen has a walk-in closet & a full bath with shower & tub. There is also an access door out to the front porch from the bedroom. The large family room has a wood burning stove. There is an additional bedroom on the main level with a full bath. There is also a nice den for office on the main level. There are two additional bedrooms upstairs along with a large landing for a play area or office. Off of the back of the family room is a beautiful 3 season room with a fantastic view of the back of the property. The attached garage has extra space for storage & an access to the front & back of the house. There is a "rain garden" near the front of the home with native plants. The large barn with metal siding & roof has a 600 sq. ft. finished workshop with water spigot. The main portion of the barn has 14' wide x 14' high sliding doors. There is also a full length 16' concreted lean to across the back with 12' sliding doors. There are also stairs to storage above the workshop area. There is a 20' x 24' detached garage with 16' wide & 7' high overhead door with opener. There is a two story 10' x 12' garden shed with 8' wide x 6' high overhead door. There are numerous fruit trees in the yard plus a large grape arbor. There are approximately 2 acres in the back of the property for pasture. The home is serviced by well & septic. The road frontage of this tract is approximately 325'. The Beal Branch ditch is the entire east property line. Part of the 2 acres is currently & was recently enrolled in the CRP program. Call office for CRP details.

**TRACT 2 - 15± ACRES:** *This tract has a beautiful rolling terrain for a terrific potential building site!!* This tract has 160' of road frontage. It runs back approximately 1,200' in depth. There is a thick line of pines along the west line of this tract. The property runs back against a neighboring woods. The soils are a combination of Pewamo silty clay, Glynwood silt loam & a couple of pockets of Houghton muck. Again, the Beal Branch ditch is the entire east property line. This tract is a natural draw for wildlife for turkeys, pheasants, & deer. This tract is currently & recently enrolled in CRP program. Call office for CRP details.

*Two Dates:*

Personal Property - Saturday, August 15 • 9am

Real Estate - Tuesday, August 18 • 6pm

*Seller:* Sherrill E. Ferguson  
*Auction Managers:* Jerry Ehle



*Online Bidding Available*

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



260.749.0445 • 866.340.0445 • [SchraderFortWayne.com](http://SchraderFortWayne.com) • [SchraderAuction.com](http://SchraderAuction.com)

**REAL ESTATE TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 2 individual tracts, combination of tracts, & as a total 20.406± acre unit. There will be open bidding on both tracts & the combination during the auction as determined by the Auctioneer. Bids on each tract & the tracts combination may compete.  
**DOWN PAYMENT:** \$5000 down on Tract 1 & the combination of Tracts 1 & 2. 10% down payment on the day of auction for Tract 2. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:**

The balance of the real estate purchase price is due at closing, which will take place approx. 30 days after the auction, on or before September 18, 2020.  
**POSSESSION:** Possession is at day of closing.  
**REAL ESTATE TAXES:** The 2020 Real Estate taxes due in 2021 shall be prorated to the day of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.  
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**ACREAGE:** All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:**

A perimeter survey provided by Hand to the Plow Surveying, LLC shall be furnished. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**CRP PROGRAM:** It shall be the Buyer(s)'s responsibility to contact the Noble County Farm Service Agency w/ any change to the current CRP contract. It shall also be the cost of the Buyer(s) to the FSA should any land be taken out of the CRP program prior to the expiration of the CRP contract.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction

**Company.**

All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**  
**PERSONAL PROPERTY TERMS & CONDITIONS:** Cash or Check w/ proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.