



REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 75± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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, and 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 Sellers' 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 purchase price is due at closing, with the targeted closing date approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: Real estate taxes will be prorated from the day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and have been estimated

based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.



REAL ESTATE FARM EQUIPMENT & PERSONAL PROPERTY

AUCTION

Steuben County, Indiana

TUESDAY, SEPTEMBER 29 • 10AM

Timed Online Only

FARM EQUIPMENT BIDDING ENDS WEDNESDAY, SEPTEMBER 9 • 5 PM

AUCTION MANAGER:

ROBERT MISHLER, 260-336-9750

#AC63001504, #AU08701553

CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

Follow us on:



Get our iOS App



800-451-2709 • SchraderAuction.com

Virtual REAL ESTATE FARM EQUIPMENT & PERSONAL PROPERTY

AUCTION

Steuben County, Indiana

TUESDAY, SEPTEMBER 29 • 10AM

**Tillable Land • Home
Hunting & Recreational**

**Tractors • Skid steer • Farm Equipment
Automobiles • Misc Farm Items
Grain Bins • Corn Crib
Household Items**

75± acres

offered in 3 Tracts



Timed Online Only

FARM EQUIPMENT BIDDING ENDS WEDNESDAY, SEPTEMBER 9 • 5 PM

800-451-2709 • SchraderAuction.com



Steuben County, Indiana

AUCTION 75[±] acres

TUESDAY, SEPTEMBER 29 • 10 AM *offered in 3 Tracts*

Virtual REAL ESTATE

PROPERTY LOCATION: Located 7 miles west of Angola IN US 20. To CR 800 W then south 5 miles to CR 575 South then west or from Ashley, IN go west 4 miles on SR 4 to CR 800 West then North 2 miles to CR 575 South then west 1/10 mile. **8150 W 575 S, Pleasant Lake, IN 46779.**

TRACT 1: 70[±] ACRES, 25 acres tillable balance

in wooded and non-tillable ground. This property is secluded and will make a great hunting and recreational property with 50' easment. Approximately 1200' west of CR 800.

TRACT 2: 2[±] ACRES with 1920 square-foot, four bedroom, three bath, single-story home with full basement. 8' ceilings, one car attached garage, built in 1983. Central air and gas heat. Lot has several mature trees on a quiet country road.

TRACT 3: 3[±] ACRE LOT with 18'x33' shed with concrete floor. Also a couple small animal shelters with concrete floors and silos. (2) concrete slabs from buildings that were removed, one portion has slats with pit.

WE WILL BE CALLING BIDS ON EACH TRACT FROM A REMOTE LOCATION.

- 1) Bid online at SchraderAuction.com
- 2) Bid by phone during the auction. Call no later than **TUESDAY, SEPTEMBER 22, 5pm** to schedule your call.
- 3) Bid by submitting an absentee bid on the tract(s) that you are interested in. Absentee bids need to be turned in no later than **TUESDAY, SEPTEMBER 22, 5pm**.

Timed Online Only
EQUIPMENT & PERSONAL PROPERTY
Bidding Ends: WEDNESDAY, SEPTEMBER 9 • 5 PM

TRACTORS • SKID STEER • FARM EQUIPMENT

• **Ford 9600 diesel tractor**, open station, turbo, Dual Power, weights, 3pt, 2 remotes, 18.4-38 tires, shows 2309 hrs • **Farmall 806 diesel NF tractor**, 3 point hitch, 9 bolt 18.4-34 duals • **Farmall H with loader**, not running • **Gehl 4610 diesel skid steer**, 3049 hrs, good rubber, front hydraulics • **Quick Attach double grapple bucket** • **pallet forks** • **Case 580 C Backhoe** with cab, not running • **Wilrich 30' field cultivator** with coil tine harrow • **2 Brillion 15' cultmulchers** • **MM sickle bar mower**, 7' bar • **New Holland 499 12 foot hay bine** hydra swing hitch, needs some repair on sickle bar, very good rolls • **New Holland 55 roller bar hay rake** • **BMD pull type rotary mower** • **White 281 offset 13' disc** with harrow • **18.4-38 T-rail duals** • **John Deere 2500 semi mount 6 bottom plow**, auto reset, good iron • **IH 510 drill 21 run dble disc openers** • **Keewanee 8" x 56' auger**, PTO drive • **45' Dble chain elevator** • **400 gallon field sprayer** • **Killbros wag-on gear** with International steel side flat rack bed • **Killbros box** on Killbros 10

ton gear, 20" tires • **NH3 500 gal. applicator** with 7 knives • **(2) John Deere 6600 diesel combine** for parts • **IH 715 diesel corn and bean special combine** hydro, 23.1-26 tires, shows 3089 hrs with IH 643 4RN corn head • **John Deere 215 flex head** with stainless steel floor • **IH 13' flex head** for parts

AUTOMOBILES

• **2005 Dodge Caravan**, 184,000 miles • **(2) Dodge Durango**, 2 wheel dr. regular cab, automatic, V6 engine, shows 19,000 miles, not running • **1997 Dodge Caravan** • **Mortz 16' tandem axle trailer** • **10' single axle trailer** • **(2) 100 gallon transfer tanks** on small trailer

FARM MISC

• **Ford 9000 series cab and roll bar** • **J & M 15' hydraulic fertilizer auger**, good fighting • **barn metal**, approximately 20' plus long, several sheets • **500 & 1,000 gallon LP tanks** • **(5) upright fuel tanks** • **1000 gallon fuel tank** with 110 V pump • **(2) gas fertilizer transfer pumps** • **Craftsman toolbox** with tools • **battery chargers** • **nut and bolt assortment** • **air compressors**

GRAIN BINS AND CORN CRIB

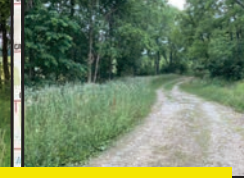
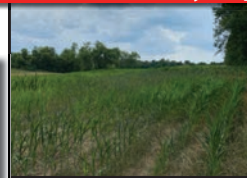
• **20' grain bin**, with full air floor, 7 rings high • **18' grain bin** 7 rings high • **round wire corn crib** with roof

HOUSEHOLD ITEMS

• **Kelvinator 11.4 cubit foot upright freezer** • **Whirlpool refrigerator** with single door and bottom freezer with ice maker • **Frigidaire stainless steel gas stove** • **LG front load washing machine** • **Kenmore apartment size refrigerator** • **oak extension table** • **maple dining room set**: 6 chairs, extension table with 2 leaves and China cabinet • **sofa** with chase lounge • **dark pine buffet** • **full sized bed** • **(2) single beds** • **maple 5 drawer dresser** • **(2) La-Z-Boy recliners loveseat** • **modern rolltop desk** • **file cabinets** • **flat screen TV** • **Linens, towels and bedding** • **kids wood rocking horse** • **miscellaneous toys**, some vintage farm toys • **Frigidaire vintage electric stove** • **Victor record player** • **hospital bed** • **walk-in tub**, new never installed • **pool table** • **wood furnace insert**



INSPECTION DATES: 4-6pm
Monday, August 31 • Friday, September 4
Wednesday, September 16



MORE PHOTOS ONLINE!



Visit www.SchraderAuction.com to Bid Online!



800-451-2709 • SchraderAuction.com

OWNERS: Merle W & Beverly J Lorntz | SALE MANAGER: Robert Mishler, 260-336-9750

SCHRADER
Real Estate and Auction Company, Inc.