

LOCATION: 7687 W 500 N, Andrews, IN 46750

DIRECTIONS: From north side of Huntington IN at Intersection of St Rd 5 & Co Rd 500 N. Travel on 500 N west 4.5 miles to property.



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, (with the Swing Tract limitations) any combination of tracts and as a total 24.5± 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 or if Tract 1 sells individually \$10,000 down 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.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to 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: Cash or Check w/ proper ID. 4% surcharge fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

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2 Dates
Real Estate & Personal Property
Auctions
24.5±
3 Tracts
Huntington County



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JUNE 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			
JULY 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3

Andrews, Indiana • Huntington County

Real Estate:
Saturday, July 3 • 10:00am



2 Dates
24.5±
3 Tracts

Real Estate & Personal Property

Auctions

7687 W 500 N, Andrews, IN 46750



Personal Property:
Saturday, June 26 • 9:00am

- ANTIQUE TRACTORS • ATV • TRAILERS
- LAWNMOWER • MISC EQUIPMENT
- SHOP EQUIPMENT • APPLIANCE
- FURNITURE • HOUSEHOLD • GUNS • MISC

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Real Estate: Saturday, July 3 • 10:00am

LOCATION: 7687 W 500 N, Andrews, IN 46750

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TRACT DESCRIPTIONS:

TRACT 1: 6.9± ACRES, includes immaculate 5200± sq ft custom built Schrock Homes 2 story home. 3 bedroom w/walk out basement, 2 car attached garage. Home has beautiful kitchen custom cabinets, master bedroom w/adjoining large master bath. Also includes great room library on top floor, downstairs has open concept complete kitchen recreation room w/ fireplace and large mechanic's room. Also includes 40'x80' pole barn w/full concrete floor with provides excellent storage. Don't miss your change to purchase this home with country living at it's finest. Home & pole barn had new roofs and last 1yr maintenance on property has been exceptional.

TRACT 2: 11± ACRES all tillable productive farmland

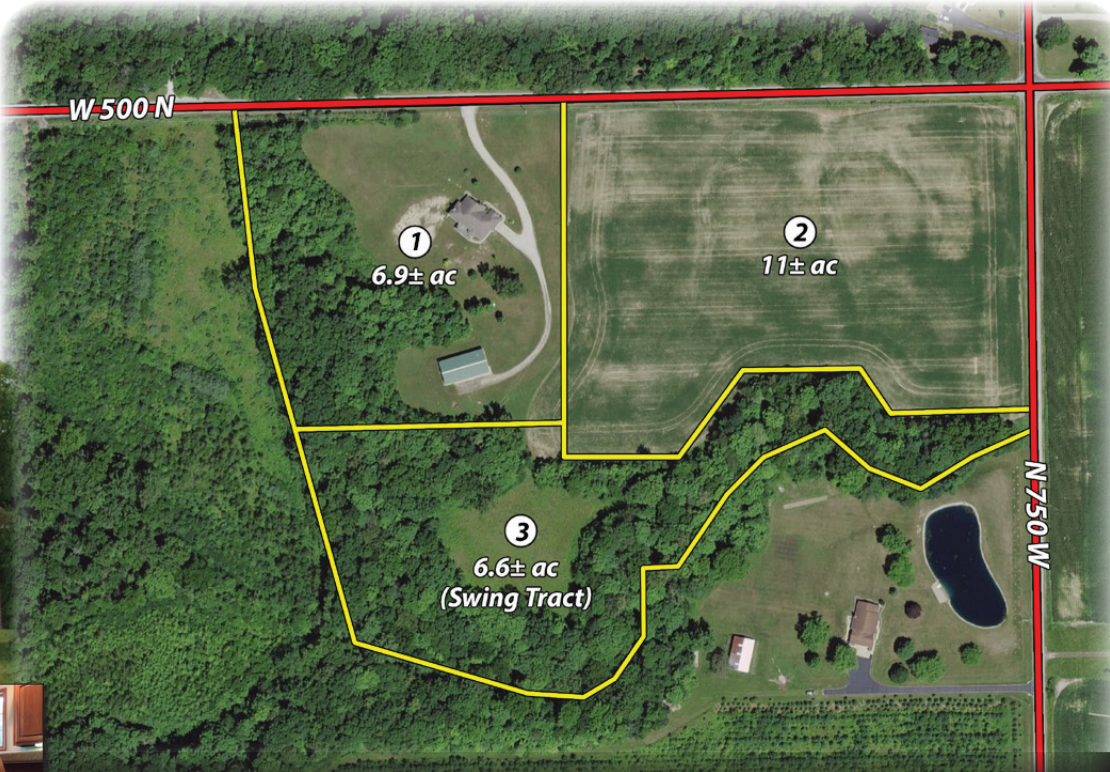
TRACT 3: 6.6± (SWING TRACT) Wooded gently rolling land. May bid in combination w/TRACT 1 for home that has some diversability and room to enjoy.



ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.

Huntington County 24.5± 3 Tracts Real Estate & Personal Property Auctions



OWNERS: Lawrence (Lou) Scher Estate and Shirley Ann Scher
SALE MANAGER: Ritter Cox 260-609-3306
FOR PERSONAL PROPERTY
QUESTIONS CALL: Phil Wolfe 260-248-1191

800-451-2709 • SchraderAuction.com



Personal Property: Saturday, June 26 • 9:00am

ANTIQUE TRACTORS • ATV • TRAILERS • LAWN-MOWER • MISC EQUIPMENT • SHOP EQUIPMENT

• 1953 FARMALL SM gas tractor, WF, PS, 13.6-38 tires, 6.00-16 fronts, Live power, 1 remote, pto, s/n F27025J
 • 1953 JD 60 gas tractor, NF, 13.6-38 rears, 6.00-16 fronts, 1 remote, pto, chrome pipe, s/n 6019041 (Official Documentation)
 • 1950 JD B gas tractor, WF, 11.2-38 rears, 5.50-16 fronts, pto, s/n 267805 (Official Documentation)
 • 2006 Kawasaki Prairie 360, 4x4, ATV w/racks
 • Honda ATC 90 3 wheeler
 • JD 440 Trail Fire snowmobile, shows 1642 miles
 • 2005 LIB Patriot tandem axle trailer
 • 1960 Truck bed trailer
 • 2001 Master Tow dolly trailer
 • (2) JD pull behind yard trailers
 • JD X 495 riding mower, diesel, all wheel steer w/mower deck
 • 5' Danco rotary mower
 • 7' Woods grade blade, 3pt
 • Brave 15 ton log splitter, pull behind
 • Stihl MS 250C chain saw
 • McCulloch Mini Mac chain saw
 • Log chains
 • Benders
 • P&D Ignition parts cabinet
 • Echlin United Auto parts cabinet
 • Delta 10" bench saw
 • Central pneumatic 28 gal. compressor
 • Solar 450 heavy duty charger booster
 • Silver Beauty battery charger
 • Craftsman router & table
 • Craftsman tabletop band saw
 • Kerosene heaters
 • Speedway 25 gal upright air compressor
 • L/G wheelbarrows & yard tools
 • K&F 16sp drill press
 • Ace 3 1/2" anvil/vice
 • Craftsman 16' scroll saw
 • Craftsman 10 1/2 hp 6" bench grinder
 • Wilton bench vice
 • Craftsman 4/25 shop vac
 • Craftsman Mitre saw
 • Craftsman 16" scroll saw
 • Craftsman belt/disc sander
 • Craftsman 30 gal upright compressor
 • Weaver 4 ton floor jack
 • Misc floor jacks
 • Work tables
 • Auto Lite work station/parts cabinet
 • Double stack Big O Tune up cabinet
 • Blue Streak Tune-up cabinet
 • Snap-On double stack tool box
 • Tool boxes
 • Roll around shop carts
 • Large quantity of shop tools, wrenches, socket sets etc
 • Campbell Hausfeld 1750 psi pressure washer
 • Pull behind sprayer
 • 8' Werner Alum ladder
 • Craftsman leaf blower
 • Ratchet straps & flash flights
 • Wood ext ladder
 • Pull behind seeder
 • Home Lite/Feather Lite weeders
 • 6' alum ramps

**APPLIANCE • FURNITURE • HOUSEHOLD
• GUNS • MISC**

• 2018 Frigidaire SS refrigerator
 • 2014 Frigidaire freezer
 • Maytag Bravos mct washer
 • Maytag Sensor elec dryer (Note above appliances will be sold after RE on July 3)
 • Lazy-Z-Boy recliner
 • Glass front curio cabinet
 • Tell City claw front dining room table
 • Kitchen table chairs
 • Wood bench
 • Office desk
 • Tell City dining room table & chairs
 • Tell City coffee table
 • Sugar Hill bar stools
 • Swivel maroon rocker
 • Cochrane patterned sofa
 • Round top claw pool table
 • Modern wrought iron king size bed
 • Pill Box hospital bed
 • Bassett chest of drawers
 • GE mini fridge
 • Wrought iron bed
 • Wrought iron vanity
 • Oak wicker bottom rocker
 • Maple Provincetown hutch
 • Microwave
 • Microwave stand
 • Full size bed
 • Parlor chair
 • Haywood Wakefield corner shelf
 • Trudicana patio set
 • Char Broil gas grill
 • Yard statues
 • Flower pots
 • Child Ruckon chairs & rocker
 • Wicker baby buggy
 • 2 Drawer file cabinets
 • Smooth 9.1 P Mod. 22057 treadmill
 • 48" Phillips HD TV on stand
 • Sony LBT-G 2000 stereo
 • Silver on copper candlesticks
 • Silver plate pcs
 • Johnson Bros dishware
 • Alum kitchen ware
 • Deep roasters
 • Stainless quality kitchenware
 • Octagon wall clock
 • Wood canes
 • Linens & Luggage
 • Kodiak slide projector
 • Brownie 500 movie projector
 • (20+) 1950's-60's dolls & boxes
 • Large qty Holiday décor/Dickens Villages
 • Fisher Price toys
 • Vintage games
 • Craft supplies
 • (15+) Longaberger baskets
 • Painted deep bowls/steam ware
 • Cut/pressed/etched glass
 • (20+) Precious Moments
 • Childs cabinet
 • Ranger Mod. 30 12ga. shotgun, pump
 • Mossberg bolt action Mod 850 20ga. shotgun
 • Signs including NAPA, 1996 Redman, Official inspection station etc
 • Bug fogger
 • Fishing poles
 • Coleman lantern & coolers
 • Large Qty split wood
 • Tomato cages
 • Yard chairs
 • Fans
 • M/W round trop refrigerator
 • Huffy & Maxx Mountain bikes
 • Lemans/ Ski-Doo helmets
 • Snow sleds
 • Set of Childs golf clubs
 • New & used golf balls
 • Many other items too numerous to list due to moving

