



Timed Online Only!

Lots Open 2 Weeks Prior!

ONLINE ONLY PERSONAL PROPERTY AUCTION



PREVIEW DATE:
Thur, Mar. 30
from 2-6pm

LOADOUT DATES:
Tues, Apr. 4 from
10am-6pm, by
appointment

Lots Begin Closing: Sunday, April 2 • 6pm

AUCTIONEER’S NOTE: These are just some of the highlights of the auction. Please visit www.SchraderFortWayne.com to access the link to the online bidding platform for the auction which will provide complete terms & conditions, as well as photos & detailed descriptions of every lot including the firearms, ammo, & tools. Once on the website, please click on the auction & look for the Schrader Online Bidding Available link to the online bidding platform.

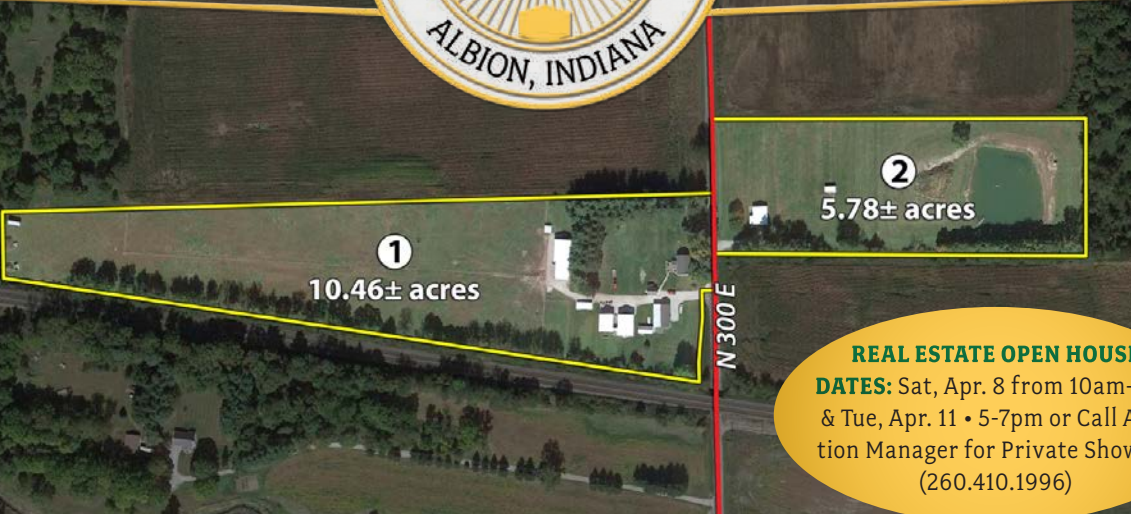
• 2021 Ford F-350 STX (only 5,000 miles) • Kubota KX121-3 excavator • Kioti CK4010H utility tractor • 2007 Bobcat S205 skid loader • Skid loader 5.5’ bucket • Skid loader forks • Tomahawk 5.5’ grappling bucket • King Kutter 72” finish mower • Hyster S60XM forklift • Allis Chalmers CA tractor • 20’ Gooseneck trailer w/ 20’ bed • Rice 20’ tandem axle trailer • Lakota 28’ enclosed horse trailer • 2017 & 2002 Honda Rancher ATV’s • Michigan/Volvo L50 wheel loader • Scag Tiger Cat II zero turn mower • * 60 firearms consisting mostly of military rifles & handguns (few non-military pieces including Glock, Smith & Wesson, & Hi-Point) • Large selection of ammunition of various calibers including: .308 Win, 30-30 Win, .38 special, 9mm, 222, 7.62, 357 Magnum, .40 S&W, .30 carbine, & more • 2 Cannon & 2 Stack-On gun safes • Ingersoll Rand 80 gallon, 5 HP air compressor single phase • Edwards Jaws IV 50 ton ironworker • Lincoln Power Mig 300 welder • Ellis model 9400 floor drill press • Ellis model 1600 mitre band saw • Large rolling metal stock feeder • 2 large Husky rolling chests w/ top boxes (both like new) • Milwaukee power hand tools • Large assortment of hand tools, including: Sockets & ratchets, open & box end wrenches, pliers, cutters, screwdrivers, punches, & more



2359 N 300 E, Albion, IN

Auction Held Onsite!

NOBLE COUNTY FARM AUCTION



REAL ESTATE OPEN HOUSE
DATES: Sat, Apr. 8 from 10am-1pm
& Tue, Apr. 11 • 5-7pm or Call Auc-
tion Manager for Private Showing
(260.410.1996)

Monday, April 24 • 6pm



LOCATION: 2359 N 300 E, Albion, IN
(Auction Property #1 & Location of
Personal Property Items)



PROPERTY #1 - 2359 N 300 E, ALBION, IN (AUCTION SITE): An immaculate updated 1½ story house w/ an abundance of buildings sitting on 10.46± acres!! The home features a large kitchen w/ a lot of cabinets & includes refrigerator, elect range & built in microwave. This is a spacious eat in kitchen w/ island seating & more storage. The kitchen opens into the great room w/ stone fireplace w/ woodburning insert. There is a ceiling fan & large front window. The master bedroom is on the main level & has ceiling fan & double closet. Adjacent to the bedroom is the spacious main bathroom w/ a garden tub & separate corner shower, single bowl sink. The upstairs has a loft area w/ a baseboard heater. There is a large dormer style bedroom w/ lots of closet area & additional storage. The back entrance of the home goes through a utility mud room area w/ washer dryer hookup & storage area. There is a very nice back deck also. Basement has a gas propane F/A furnace, electric water heater & water softener. There is cold cellar area w/ sump pump & partial basement & crawl space areas. The home has central air & generator ready hookup. There is metal roof, vinyl siding & stone on the home. **Building #1** is a 20’x51’ barn w/ a full length 17’ wide lean to. The building is all concrete & has a gas heater. The two overhead garage doors are 12’x12’ & 10’x9’. There is also overhead storage. **Building #2** is a 48’x36’ all metal building w/ an overhead garage door of 12’x14’ plus garage door opener. The building has newer gas radiant heat & A/C & exhaust fan. There is an office area w/ service door entrance & wall A/C. The building has 200 amp electric plus 220 electric. There is also a bathroom. It is all concrete floors. **Building #3** is a 32’x40’ all metal building w/ an overhead garage door of 12’x14’ w/ garage door opener. There is radiant heat. There are semi-finished walls & all concrete floors. *There is a 78’x25’ concrete apron in front of Buildings 2 & 3.* **Horse Barn w/ Stalls** - Sitting above the farm & overlooking the fenced pastures is the 32’x89’ Horse

stall barn. It has a 12’ concrete alley way the full length of the barn. There is 10’x12’ sliding doors at both ends of the building. There are 4 very large stalls: 19’x13’, 23’x13’, 16’x13’ & 31’ x13’. There are 4 tie stalls 8’x13’. There is a tack room w/ heat & A/C & sink. There are 2 frost free water spigots. **Hay Barn** - A 12’x32’ metal barn w/ concrete floors, electric ready, & water spigot outside. There is a 4’ sliding door on back. **Shop/Garage** is a 16’x20’ building near the house & has concrete floor, a 6’x6’ overhead door & front service door. **Coop Building** - A wood 14’x30’ building w/ concrete floor & doors on both sides **Run in Shed** is 12’x12’ w/ wood siding & metal roof & is in the pasture. The pasture is a divided 7± acre pasture that runs over 1,000’ deep. There is electric fencing. There is a shooting range at the back of the pasture. There are a lot of pine trees along the property line & back by barn. The owner owns both a 500 gallon & a 1000 gallon propane tank. All buildings have new metal siding & roofs. **PROPERTY #2 - N 300 E, ALBION, IN:** This is an outdoorsman or sportsman’s dream property! This property is a 5.78± acre parcel w/ approx. 300’ of road frontage. There are 2± acres of fenced pasture. There is a 32’x40’ barn w/ concrete floor. There is a storage room area, 5 tie stalls, & electrical 200 amp service. There is a 10’x10’ sliding door, 2 service doors & a 20’x6’ covered front. There is an additional 12’x24’ run in building w/ concrete floor. To the back of the property is a ¾± acre pond that was dug to 21’ deep in places. There is a well w/ electrical to the pond. There is a pier & also home made fountain. There is an 8’x12’ shed w/ covered front porch area. This property has a deed restriction that prevents a residential home being constructed. Property would be a perfect recreational vehicle or camping site! Perfect spot to create some food plots around the pond for great deer hunting!!



260.749.0445 • 866.340.0445
SchraderFortWayne.com • SchraderAuction.com

Sellers: The Greg Knepper Estate, & Kelly Knepper
Real Estate Auction Manager: Jerry Ehle • 260.410.1996
Personal Property Auction Manager: Jared Sipe • 260.750.1553

REAL ESTATE TERMS & CONDITIONS:
PROCEDURE: Properties 1 & 2 will be offered in individual tracts. There will be open bidding on both properties. There will be no combining of the properties. The property will be sold in the manner resulting in the highest total sale price.
DOWN PAYMENT: Property #1, \$5000 cash down payment & Property #2, 10% cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.
APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate & Addendum. Seller reserves the right to reject any & all bids. The terms of this agreement & addendum are non-negotiable.
DEED: Seller shall provide a Personal Representative's or Warranty deed & Owner's Title Insurance Policy.
EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place approx. 30 days after the auction, on or before May 31, 2023. The cost for an insured closing will be shared 50/50 between Buyer & Seller.
POSSESSION: Possession shall be day of closing, immediately following the closing.
REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the date of closing.
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.
PROPANE TANKS: Property #1, The propane tanks shall be purchased as part of the Real Estate. An estimated amount of propane shall be attained prior to the auction. The Buyer shall pay Seller a dollar amount relating to the estimated remaining amount of propane in tanks.
ACREAGE: All acreage is approx. & has 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 the auction.

Any need for a new survey will be determined solely by the Seller, & the cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.
EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent

inspections, investigations, inquires, & 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. All sketches & dimensions in this brochure are approx. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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.**