

Saturday, September 23 • 9am

Adams County - Berne, IN

Live Onsite & Simulcast
CONSTRUCTION AUCTION

SEPTEMBER	Su	M	Tu	W	Th	F	Sa
						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

OCTOBER	Su	M	Tu	W	Th	F	Sa
	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	31				



AUCTION MANAGER:

Reid Yoder • 260.402.0895

#AU12200015, #AC63001504



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260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

Tuesday, October 3 • 6pm

43 East SR 218 South, Berne, IN

Commercial Building
AUCTION 3.5± Acres
Offered in 1 Tract

Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725

Tuesday, October 3 • 6pm

Adams County - Berne, IN

Commercial Building
AUCTION

43 East SR 218 South, Berne, IN

ONLINE BIDDING AVAILABLE



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LIVE INTERNET BIDDING
Visit SchraderAuction.com for Details
or call 800-451-2709

- Ford 9000 Dump Truck • Ford F350 Dump Truck
- Army Mule • Caterpillar DC7 Dozer
- JD 310 D Backhoe • Caterpillar 955L Dozer
- CAT IT14B Wheel Loader • Large Assortment of Hand & Shop Tools

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43 East SR 218 South, Berne, IN

* Simulcast Will Begin at Approx. 11am EST Day of Sale & Online Bidding will Open Approx. 2 Weeks Prior to Auction

VEHICLES • CONSTRUCTION

• MOWERS • TRACTORS • ACCESSORIES

- 1985 Ford 9000 Dump Truck, 586384 Mi., 10 Ton Axles, 54 Gvw
- 1991 Ford F350 Custom Dump Truck, 71380 Mi, Gas, Electric Dump, 8' Dump Bed
- 2005 Ford F150 Lariat Pickup, 5.4 Triton, 131542 Mi.
- John Deere 310 D Backhoe, Turbo 4x4 Backhoe, Full Cab, No Ac, Extendahoe
- John Deere 450 C Dozer, 15318 Hrs, Droh 4N1 Bucket, Ripper on Back
- 1968 Cat DC 7 Series E Dozer, Serial: 48A1103, 11' Blade
- CAT 955L Dozer, 4N1 7' Bucket, 12211 Hrs
- CAT LT14B Wheel Loader, Serial #3NJ00078, Cylinders Just Re-Built (Reserved for Load Out)
- 22' Miller Tilt Top Trailer
- 20' Tandem Axle Equipment Trailer
- 18' Tandem Axle Utility Trailer, Built in 2006
- Single Axle Utility Trailer
- John Deere Gator
- John Deere GX 345 Mower
- John Deere 345 Mower
- Cushman 898320-8610
- Blizzard Speed Wing Snowplow 8600
- Continental Engine Model: C-106-SP5
- Caterpillar Engine 3304 PC
- Army Military Mule w/ Trailer M274-1137
- 1939 Allis Chalmers WC
- Farm Star EQ. 3pt Disc
- Antique 2 Bottom Plow
- 4' Industrial Roller
- (2) Large Fuel Tanks

HAND TOOLS

- Large Quantities of Hand Tools Including: Wrenches, Sockets, Hammers & Threading Sets
- Snap on Wrench Set
- Rigid 24" Pipe Wrench
- Assorted Crescent Wrenches
- Assorted Sizes of C Clamps
- Stihl Concrete Saw TS760
- Bolt Cutters
- Milwaukee Sawzall
- Laser Plane 350
- Assorted Air Tools
- Slide Hammer Puller Set
- Daytona Porta Jack
- Dewalt Hammer Drill/Jigsaw
- Cummins Large 11mm-32mm Impact Set
- Multiple Tool Kits w/ Assorted Tools
- John Deere Electric Grease Gun
- Powermax AC/DC Converter/Charger
- Large Craftsman Sockets
- Power Pack 300
- Cummins Dent Puller & Ten Ton Pull Back Ram
- Newer & Older Milwaukee Drills
- 21 PC 1" Industrial Tools Socket Set
- Come Along Winches
- 12k Electric Winch
- Welding Rods
- Assorted Torch Heads

LARGE SHOP TOOLS & SHOP ITEMS • MISCELLANEOUS

- TSC Truck Bed Toolbox
- Honda G300 Compactor
- 105 Gal. L Truck Bed Fuel Tank
- Pro Lite Mower Lift
- Honda Gen Pro Generator
- Carolina Industrial Bandsaw Model HD10
- Lincoln Welder
- Garden Tractor Utility Cart
- Utility Shelves, Bolt Organizers

Live Onsite & Simulcast
CONSTRUCTION
AUCTION

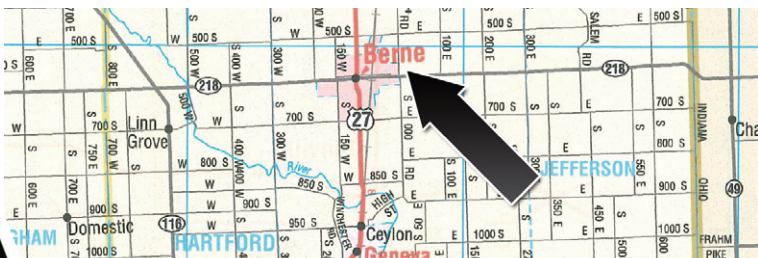
- & Many Bolts/Nuts Etc.
- Rockwell Core Drill
- Hobart Beta Mig 2510
- Craftsman Rolling Tool Boxes
- Industrial Workbenches
- 80 Gal. Air Compressor
- AC-DC Century Heavy Duty Welder
- Multiple Large Bench Vises
- Assorted Jacks & Jack Stands
- Assorted Chains
- Skyjack 3220 Man Lift
- Assorted Garden Tools
- Honda Water Pumps
- Wooden Step Ladders
- Aluminum Ramps
- Utility Work Lights on Stands
- Assorted Shop Liquids
- Assorted Wheel Weights
- Multiple Cast Fire Hydrants
- Assorted Landscaping Bricks
- John Deere Pressure Washer
- Carolina 30 Ton Press
- Ghibli 140 Pressure Washer
- Metal Scaffolding
- Assorted Parts For Equipment Including: New Old Stock, John Deere, IH & More
- Assorted Hydraulic Hoses
- Assorted Electrical Items Including Panels
- Assorted Wood Boards
- Garden Tiller
- Multiple Table Saws Including Craftsman
- Roll Lift
- Metal Storage Shelving
- Craftsman Bench Grinder
- Country Line 15 Gal. Sprayer
- Shop Heaters
- Industrial Clevis w/ Ball



INSPECTION DATE:
Fri, Sept. 22 from 12-5pm



LIVE INTERNET BIDDING
Visit SchraderAuction.com for Details
or call 800-451-2709.



LOCATION - BOTH AUCTIONS HELD ONSITE:

43 East SR 218 South, Berne, IN 46711 (also known as 83 East SR 218 South) • Between S 000 Rd & County Rd 75 E

Commercial Building
AUCTION

Tuesday, October 3 • 6pm

Adams County - Berne, IN

3.5±
Acres
Offered in 1 Tract



REAL ESTATE OPEN HOUSE:

Wed, Sept. 20 from 4-6pm &
Fri, Sept. 22 from 12-5pm
OR Call Auction Manager for
private showing



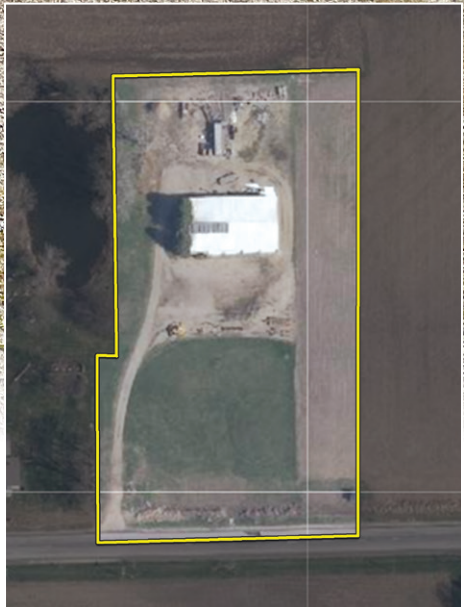
ONLINE BIDDING AVAILABLE

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 info, call Schrader Auction Co. 800-451-2709

This individual tract has approximately 295'± of road frontage located right on State Rd 218 & offers a commercial building with approximately 6000 sq. ft. of workspace.

ADDITIONAL INFORMATION:

- Large 16'x60' Loft Area for Storage
- 40' Concreted Work Area with 12" Thick Floor & 5/8" Rebar Every Foot
- 11'x8' Bathroom
- 11'x15' Office Area
- Plenty of Outside Space to Park
- Exhaust Fan System for Trucks
- Large Oil Boiler for Heat Along with Gas
- Well & Septic
- Solar Panels Installed for Geothermal Potential
- (4) 18' Wide By 16' Tall Bay Doors



REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.
DOWN PAYMENT: 10% down payment on the day of auction. 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: Successful bidder will be required to enter into Purchase Agreement 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 a Trustee's Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 45 days after the auction on or before November 17th, 2023.
POSSESSION: Possession of building is at day of closing. Possession of tillable ground

subject to tenant farmers 2023 soybean crop.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to the date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments if needed 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 with 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.
LP TANK: Tank is being leased through Co Alliance, 221 W 100 S Monroe, IN 46772
TENANT FARMERS CROP: Seller receives all profit from 2023 season crops.
ACREAGE: All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: There will be a new survey for the 3.5± acres, seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information 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 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 & 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.**

SELLER: Jones, LLC Trust

AUCTION MANAGER: Reid Yoder • 260.402.0895



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