

- Sealed Bid - AUCTION

- Chautauqua County, NY | 118 Kendrick St, Sherman, NY 14781 -

11.219± acres
with over 21,000 sq ft
of buildings

- Over 21,000 sq ft of building space across four structures
- Ample yard space for truck access, staging, or future expansion
- Versatile use – ideal for agriculture, storage, logistics, or redevelopment
- Convenient location near Sherman's industrial corridor with strong regional access
- Potential build site

Sealed Bids Due:
Wednesday, October 15th @ 5pm

INFORMATION BOOKLET

10% Buyers Premium

SCHRADER 800.451.2709
Real Estate and Auction Company, Inc. SchraderAuction.com
Auction Company: Schrader Real Estate and Auction Company, Inc.

In Cooperation
With



Brokerage Company: Absolute Auctions & Realty, Inc.

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

SELLER: TRS Transit, LLC



950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
SchraderAuction.com

AUCTION COMPANY:

Schrader Real Estate and Auction Company, Inc.
Luke Schrader • 260-229-7089

IN COOPERATION WITH:



BROKERAGE COMPANY:

Absolute Auctions & Realty, Inc.
License # 109913559
Jennifer Gableman, License # 10311208722

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 10% buyer's premium.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

DOWN PAYMENT: 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. 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.**

EVIDENCE OF TITLE: Seller shall provide an owners title insurance policy in the amount of the purchase price.

DEED: Property to be conveyed by the appropriate deeds.

POSSESSION: Possession shall be at closing.

CLOSING: The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

REAL ESTATE TAXES: 2025 taxes will be prorated to the date 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. Further, Seller disclaims any and all responsibility for Bidders 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.

TRACT MAPS, ACRES, DIMENSIONS: Tract maps, advertised acres and improvement dimensions are approximations based on existing tax parcel data, legal descriptions, architectural plans and/or aerial mapping data and are not provided as survey products.

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

SURVEY: Based on the updated survey, it is not expected that a new survey will have to occur. In any event, a new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and

Buyer.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company. Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

DISCLAIMER AND ABSENCE OF WARRANTIES: ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

CHANGES: Please regularly check www.schraderauction.com to review any changes and/or additional information.

THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

BOOKLET INDEX

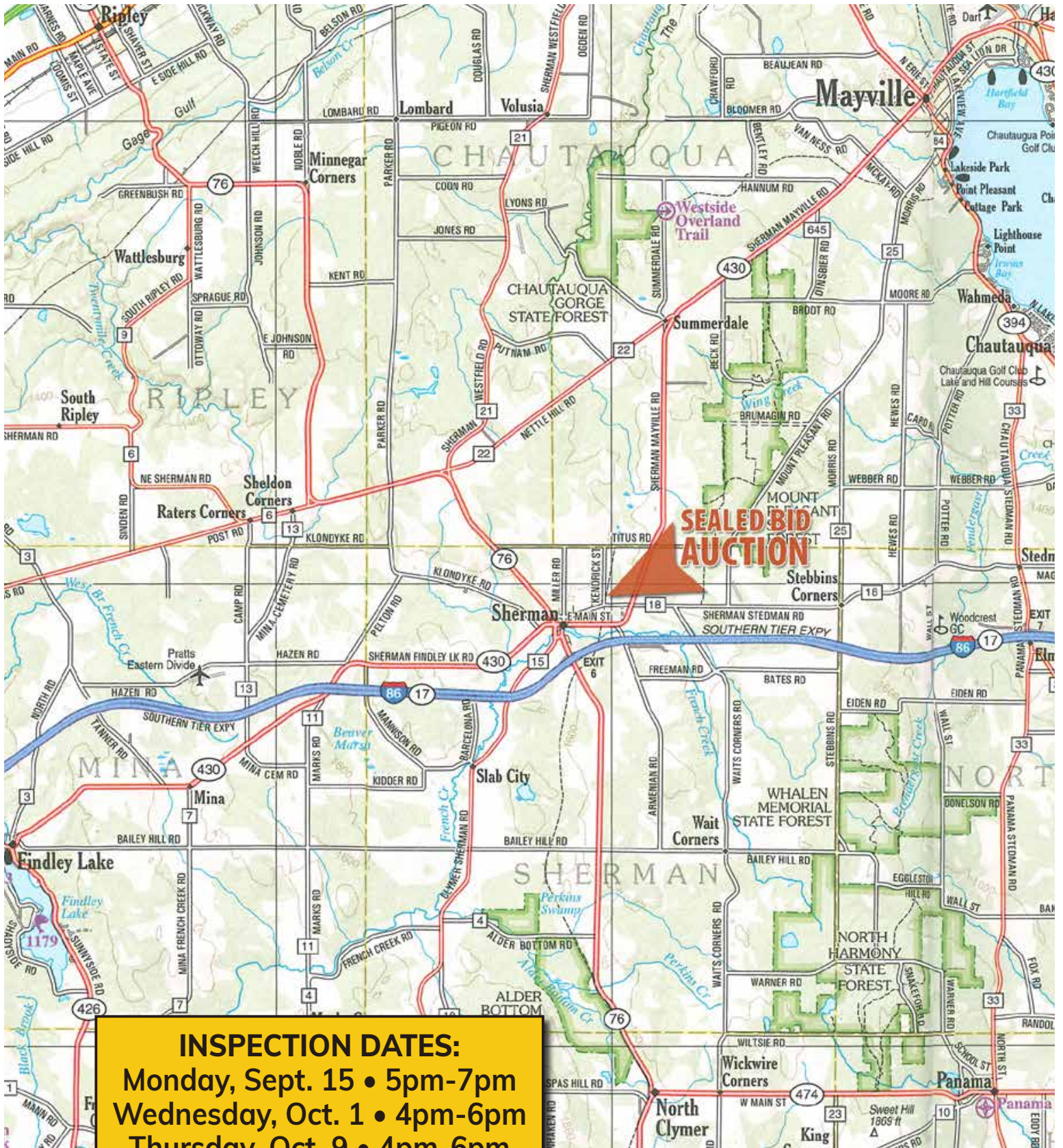
- **LOCATION MAP & AERIAL TRACT MAP** **Page 5-7**
- **COUNTY TAX INFORMATION** **Page 9-23**
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- **PHOTOS** **Page 33-44**

**For Information Call Auction Manager:
Luke Schrader, 260-229-7089**

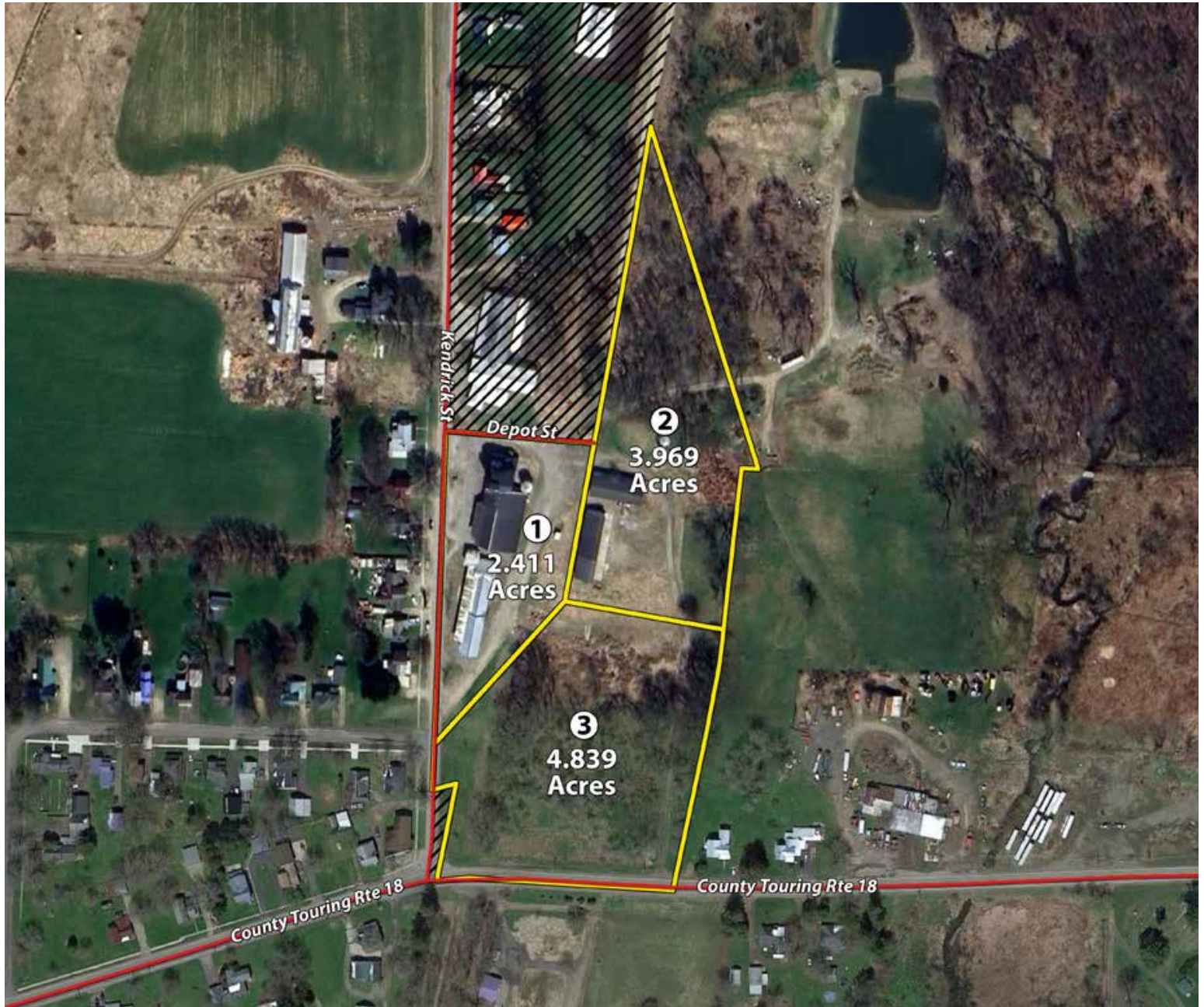


LOCATION & TRACT MAPS

LOCATION MAP



TRACT MAP



TRACT DESCRIPTIONS:

Tract 1: 2.411 acres containing a multi-level 6,860 sq ft feed mill and 7,560 sq ft concrete block building. Consider the possibilities these improvements offer as potential brewery sites, storage facilities, workshops, etc. An extremely large amount of square footage under roof! The tract also contains a 21'+/- silo. These facilities have 3 phase electric through National Grid and 800 amp service. This tract also contains National Fuel gas service. Connected to city water and sewer.

Tract 2: 3.969 acres including two storage and distribution buildings totaling 7,656 sq ft under roof. The two grain bins located on the property go with the purchase. These two buildings are located on their own electric service but are not currently hooked up.

Tract 3: 4.839 acres creating for a beautiful potential build site! Great proximity to nearby city water and sewer. Consider combining with tracts 1 or 2 to include storage space and outbuildings. This tract also contains the potential for National Fuel gas service.

COUNTY TAX INFORMATION

COUNTY TAX INFORMATION

TRACT 1

Chautauqua County Property Tax Lookup Current Year Taxes

Note: Current year tax information does not include penalties or interest.

Parcel Identification No: 066601-328.07-2-6
Primary Owner: TRS Transit, LLC
Address: Carlton, PA 16311

THIS IS FOR INFORMATION PURPOSES ONLY. THIS IN NO WAY GUARANTEES THAT ALL TAXES HAVE BEEN PAID.

County/Town Tax

Tax Year: 2025	Bill Number: 94
Tax Period Start: 01/01/2025	Due Date: 02/07/2025
Tax Period End: 12/31/2025	Amount Due: \$1,840.15
Payment Information	Amount Received: \$1,840.15
Cash Amount: \$0.00	Date Received: 01/30/2025
Check Amount: \$1,840.15	Receiving Clerk: SwanA
CC Amount:	Current Balance: \$0.00
Payment Reference: 7070	

Village Tax

Tax Year: 2026	Bill Number: 94
Tax Period Start: 06/01/2025	Due Date: 07/01/2025
Tax Period End: 05/31/2026	Amount Due: \$1,464.16
Payment Information	Amount Received: \$1,464.16
Cash Amount: \$0.00	Date Received: 06/10/2025
Check Amount: \$1,464.16	Receiving Clerk: rammj
CC Amount:	Current Balance: \$0.00
Payment Reference: 7257	

School Tax

Tax Year: 2026	Bill Number: 1282
Tax Period Start: 07/01/2025	Due Date: 10/10/2025
Tax Period End: 06/30/2026	Amount Due: \$2,070.45
Payment Information	Amount Received: \$0.00
Cash Amount:	Date Received:
Check Amount:	Receiving Clerk:
CC Amount:	Current Balance: \$2,070.45
Payment Reference:	

COUNTY TAX INFORMATION

TRACT 1

Chautauqua County Property Tax Lookup Current Year Taxes

Note: Current year tax information does not include penalties or interest.

Parcel Identification No: 066601-328.07-2-7
Primary Owner: TRS Transit, LLC
Address: Carlton, PA 16311

THIS IS FOR INFORMATION PURPOSES ONLY. THIS IN NO WAY GUARANTEES THAT ALL TAXES HAVE BEEN PAID.

County/Town Tax

Tax Year: 2025	Bill Number: 95
Tax Period Start: 01/01/2025	Due Date: 02/07/2025
Tax Period End: 12/31/2025	Amount Due: \$567.95
Payment Information	Amount Received: \$567.95
Cash Amount: \$0.00	Date Received: 01/30/2025
Check Amount: \$567.95	Receiving Clerk: SwanA
CC Amount:	Current Balance: \$0.00
Payment Reference: 7070	

Village Tax

Tax Year: 2026	Bill Number: 95
Tax Period Start: 06/01/2025	Due Date: 07/01/2025
Tax Period End: 05/31/2026	Amount Due: \$811.90
Payment Information	Amount Received: \$811.90
Cash Amount: \$0.00	Date Received: 06/10/2025
Check Amount: \$811.90	Receiving Clerk: rammj
CC Amount:	Current Balance: \$0.00
Payment Reference: 7257	

School Tax

Tax Year: 2026	Bill Number: 1283
Tax Period Start: 07/01/2025	Due Date: 10/10/2025
Tax Period End: 06/30/2026	Amount Due: \$639.03
Payment Information	Amount Received: \$0.00
Cash Amount:	Date Received:
Check Amount:	Receiving Clerk:
CC Amount:	Current Balance: \$639.03
Payment Reference:	

COUNTY TAX INFORMATION

8/18/25, 8:56 AM

Tract 1 Building Dimensions

CHAUTAUQUA COUNTY PROPERTY INFORMATION

LOCATION: Kendrick St, Sherman

SBL (NEW): 328.07-2-7 (OLD): 103-3-2

PROPERTY INFORMATION

Owner Name	Farmers Mill Inc	Neighborhood Code	61100
Total Assessed Value (99.00% Market)	\$50,000	School District Code	066601
Full Market Value	\$50,500	SWIS Code	066601
Land Value	\$7,100	Parcel Status	ACTIVE
Property Type	449 - Other Storage	County Taxable	\$50,000
Lot Size	Acres: 0, Front:0, Depth:0	Town Taxable	\$50,000
Mailing Address 1		School Taxable	\$50,000
Mailing Address 2		Village Taxable	\$50,000
Mailing City, State	Sherman, NY	Tax Code	
Mailing ZIP Code	14781	Bank Code	
Description #1		Deed Book	2023
Description #2		Deed Page	2918
Description #3	103-3-2	Year Built	-
Roll Year	2023	Last Sale Date	1/28/1998

PHYSICAL INFORMATION

# of Bedrooms		Home/Building Style	-
# of Baths	-	Structure Year Built	-
# of Fireplaces		Square Footage	
# of Kitchens		1st Story Sq. Ft.	
# of Stories		2nd Story Sq. Ft.	
Construction Quality	-	Additional Story Sq. Ft.	
Utilities	Gas & elec	1/2 Story Sq. Ft.	
Sewer Type	Comm/public	3/4 Story Sq. Ft.	
Water Type	Comm/public	Finished Over Garage Sq. Ft.	
Waterfront Type	-	Finished Attic Sq. Ft.	
Overall Condition	-	Finished Basement Sq. Ft.	
Exterior Wall	-	Unfinished 1/2 Story Sq. Ft.	
Basement Type	-	Unfinished 3/4 Story Sq. Ft.	
Heat Type	-	Unfinished Room Sq. Ft.	
Fuel Type	-	Unfinished Over Garage Sq. Ft.	
Central Air	-	Total Living Area	
Road Type		Finished Rec Room Sq. Ft.	

\$ CURRENT TAXES

COUNTY TAX INFORMATION

8/18/25, 8:56 AM

Tract 1 Building Dimensions

[See current taxes on the Chautauqua County Real Property Services web site](#)

LATEST OWNER

[See latest property owner on the Chautauqua County Parcel History Database](#)

COMMERCIAL INFORMATION

Property Class: Other Storage	Bldg Sq Ft: 7,560	Assessment/Sq Ft: 6				
Buildings:	Site #	Bldg #	Act. Yr. Built	Eff. Yr. Built		
	1	1	1920			
Property Use: <i>Click on site's row for details</i>	Site #	Use #	Used As	Rent Sq Ft	Acres	Rent Type
	1	1	Row storage	7,560	1	
	1	2	Non-contrib	2,760	1	

HISTORICAL INFORMATION

Owner History	Deed Book	Deed Page	Sale Date	Valid Sale	Sale Price
Farmers Mill Inc	2383	451	1/28/1998	YES	\$22,000

IMPROVEMENT INFORMATION

Structure	Size	Grade	Condition	Year Built
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EXEMPTIONS

Code Description	Amount	Exempt Percent	Start Year	End Year
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COUNTY TAX INFORMATION

8/18/25, 8:56 AM

Tract 1 Building Dimensions

PHOTO



MAP



COMPARABLE SALES

Comparable sales not available for this property.

COMPARABLE ASSESSMENTS

COUNTY TAX INFORMATION

8/18/25, 8:55 AM

Tract 1 Building Dimensions

CHAUTAUQUA COUNTY PROPERTY INFORMATION

LOCATION: 118 Kendrick St, Sherman

SBL (NEW): 328.07-2-6 (OLD): 103-3-1

PROPERTY INFORMATION

Owner Name	Farmers Mill Inc	Neighborhood Code	61100
Total Assessed Value (99.00% Market)	\$162,000	School District Code	066601
Full Market Value	\$163,600	SWIS Code	066601
Land Value	\$7,100	Parcel Status	ACTIVE
Property Type	443 - Feed sales	County Taxable	\$162,000
Lot Size	Acres: 0, Front:0, Depth:0	Town Taxable	\$162,000
Mailing Address 1		School Taxable	\$162,000
Mailing Address 2		Village Taxable	\$162,000
Mailing City, State	Sherman, NY	Tax Code	
Mailing ZIP Code	14781	Bank Code	
Description #1		Deed Book	2023
Description #2		Deed Page	2918
Description #3	103-3-1	Year Built	-
Roll Year	2023	Last Sale Date	4/20/2023

PHYSICAL INFORMATION

# of Bedrooms		Home/Building Style	-
# of Baths	-	Structure Year Built	-
# of Fireplaces		Square Footage	
# of Kitchens		1st Story Sq. Ft.	
# of Stories		2nd Story Sq. Ft.	
Construction Quality	-	Additional Story Sq. Ft.	
Utilities	Gas & elec	1/2 Story Sq. Ft.	
Sewer Type	Comm/public	3/4 Story Sq. Ft.	
Water Type	Comm/public	Finished Over Garage Sq. Ft.	
Waterfront Type	-	Finished Attic Sq. Ft.	
Overall Condition	-	Finished Basement Sq. Ft.	
Exterior Wall	-	Unfinished 1/2 Story Sq. Ft.	
Basement Type	-	Unfinished 3/4 Story Sq. Ft.	
Heat Type	-	Unfinished Room Sq. Ft.	
Fuel Type	-	Unfinished Over Garage Sq. Ft.	
Central Air	-	Total Living Area	
Road Type		Finished Rec Room Sq. Ft.	

\$ CURRENT TAXES

COUNTY TAX INFORMATION

8/18/25, 8:55 AM

Tract 1 Building Dimensions

[See current taxes on the Chautauqua County Real Property Services web site](#)

LATEST OWNER

[See latest property owner on the Chautauqua County Parcel History Database](#)

COMMERCIAL INFORMATION

Property Class: Feed sales	Bldg Sq Ft: 6,860	Assessment/Sq Ft: 23				
Buildings:	Site #	Bldg #	Act. Yr. Built	Eff. Yr. Built		
	1	1	1959			
	1	1	1998			
Property Use: <i>Click on site's row for details</i>	Site #	Use #	Used As	Rent Sq Ft	Acres	Rent Type
	1	1	Grain mill	6,860	1	

HISTORICAL INFORMATION

Owner History	Deed Book	Deed Page	Sale Date	Valid Sale	Sale Price
TRS Transit, LLC	2023	2918	4/20/2023	NO	\$0

IMPROVEMENT INFORMATION

Structure	Size	Grade	Condition	Year Built
Canpy-w/slab	24.00 x 8.00	Economy	Fair	1959
Porch-coverd	64.00 x 6.00	Economy	Fair	1959
Canpy-roof	64.00 x 10.00	Economy	Fair	1959

EXEMPTIONS

Code Description	Amount	Exempt Percent	Start Year	End Year
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COUNTY TAX INFORMATION

8/18/25, 8:55 AM

Tract 1 Building Dimensions

PHOTO



MAP



COMPARABLE SALES

Comparable sales not available for this property.

COMPARABLE ASSESSMENTS

COUNTY TAX INFORMATION

Tract 1 and 3

Chautauqua County Property Tax Lookup Current Year Taxes

Note: Current year tax information does not include penalties or interest.

Parcel Identification No: 066601-328.07-2-8
Primary Owner: TRS Transit, LLC
Address: Carlton, PA 16311

THIS IS FOR INFORMATION PURPOSES ONLY. THIS IN NO WAY GUARANTEES THAT ALL TAXES HAVE BEEN PAID.

County/Town Tax

Tax Year: 2025	Bill Number: 96
Tax Period Start: 01/01/2025	Due Date: 02/07/2025
Tax Period End: 12/31/2025	Amount Due: \$4.54
Payment Information	
Cash Amount: \$0.00	Amount Received: \$4.54
Check Amount: \$4.54	Date Received: 01/30/2025
CC Amount:	Receiving Clerk: SwanA
Payment Reference: 7070	Current Balance: \$0.00

Village Tax

Tax Year: 2026	Bill Number: 96
Tax Period Start: 06/01/2025	Due Date: 07/01/2025
Tax Period End: 05/31/2026	Amount Due: \$3.62
Payment Information	
Cash Amount: \$0.00	Amount Received: \$3.62
Check Amount: \$3.62	Date Received: 06/10/2025
CC Amount:	Receiving Clerk: rammj
Payment Reference: 7257	Current Balance: \$0.00

School Tax

Tax Year: 2026	Bill Number: 1284
Tax Period Start: 07/01/2025	Due Date: 10/10/2025
Tax Period End: 06/30/2026	Amount Due: \$5.11
Payment Information	
Cash Amount:	Amount Received: \$0.00
Check Amount:	Date Received:
CC Amount:	Receiving Clerk:
Payment Reference:	Current Balance: \$5.11

COUNTY TAX INFORMATION

Tract 2

Chautauqua County Property Tax Lookup Current Year Taxes

Note: Current year tax information does not include penalties or interest.

Parcel Identification No: 066689-328.08-1-9
Primary Owner: TRS Transit, LLC
Address: Carlton, PA 16311

THIS IS FOR INFORMATION PURPOSES ONLY. THIS IN NO WAY GUARANTEES THAT ALL TAXES HAVE BEEN PAID.

County/Town Tax

Tax Year: 2025

Tax Period Start: 01/01/2025

Tax Period End: 12/31/2025

Payment Information

Cash Amount: \$0.00

Check Amount: \$11.59

CC Amount:

Payment Reference: 7070

Bill Number: 600

Due Date: 02/07/2025

Amount Due: \$11.59

Amount Received: \$11.59

Date Received: 01/30/2025

Receiving Clerk: SwanA

Current Balance: \$0.00

School Tax

Tax Year: 2026

Tax Period Start: 07/01/2025

Tax Period End: 06/30/2026

Payment Information

Cash Amount:

Check Amount:

CC Amount:

Payment Reference:

Bill Number: 1789

Due Date: 10/10/2025

Amount Due: \$12.78

Amount Received: \$0.00

Date Received:

Receiving Clerk:

Current Balance: \$12.78

COUNTY TAX INFORMATION

8/18/25, 8:57 AM

Tract 2 Building Dimensions

CHAUTAUQUA COUNTY PROPERTY INFORMATION

LOCATION: Sherman Stedman Rd, Sherman

SBL (NEW): 328.08-1-8 (OLD): 2-1-24

PROPERTY INFORMATION

Owner Name	Farmers Mill Inc	Neighborhood Code	62200
Total Assessed Value (99.00% Market)	\$82,000	School District Code	066601
Full Market Value	\$82,800	SWIS Code	066689
Land Value	\$30,000	Parcel Status	ACTIVE
Property Type	443 - Feed sales	County Taxable	\$82,000
Lot Size	Acres: 5, Front:0, Depth:0	Town Taxable	\$82,000
Mailing Address 1		School Taxable	\$82,000
Mailing Address 2		Village Taxable	\$0
Mailing City, State	Sherman, NY	Tax Code	
Mailing ZIP Code	14781	Bank Code	
Description #1		Deed Book	2023
Description #2		Deed Page	2918
Description #3	2/1/2024	Year Built	-
Roll Year	2023	Last Sale Date	

PHYSICAL INFORMATION

# of Bedrooms		Home/Building Style	-
# of Baths	-	Structure Year Built	-
# of Fireplaces		Square Footage	
# of Kitchens		1st Story Sq. Ft.	
# of Stories		2nd Story Sq. Ft.	
Construction Quality	-	Additional Story Sq. Ft.	
Utilities	Gas & elec	1/2 Story Sq. Ft.	
Sewer Type	Comm/public	3/4 Story Sq. Ft.	
Water Type	Comm/public	Finished Over Garage Sq. Ft.	
Waterfront Type	-	Finished Attic Sq. Ft.	
Overall Condition	-	Finished Basement Sq. Ft.	
Exterior Wall	-	Unfinished 1/2 Story Sq. Ft.	
Basement Type	-	Unfinished 3/4 Story Sq. Ft.	
Heat Type	-	Unfinished Room Sq. Ft.	
Fuel Type	-	Unfinished Over Garage Sq. Ft.	
Central Air	-	Total Living Area	
Road Type		Finished Rec Room Sq. Ft.	

\$ CURRENT TAXES

COUNTY TAX INFORMATION

8/18/25, 8:57 AM

Tract 2 Building Dimensions

[See current taxes on the Chautauqua County Real Property Services web site](#)

LATEST OWNER

[See latest property owner on the Chautauqua County Parcel History Database](#)

COMMERCIAL INFORMATION

Property Class: Feed sales	Bldg Sq Ft: 3,696		Assessment/Sq Ft: 22			
Buildings:	Site #	Bldg #	Act. Yr. Built	Eff. Yr. Built		
	1	1	1975			
Property Use: <i>Click on site's row for details</i>	Site #	Use #	Used As	Rent Sq Ft	Acres	Rent Type
	1	1	Dstr wrhouse	3,696	6	

HISTORICAL INFORMATION

Owner History	Deed Book	Deed Page	Sale Date	Valid Sale	Sale Price
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IMPROVEMENT INFORMATION

Structure	Size	Grade	Condition	Year Built
Stl stor bin	20.00 x 16.00	Average	Normal	1969
Comodty shed	33.00 x 120.00	Economy	Fair	1985

EXEMPTIONS

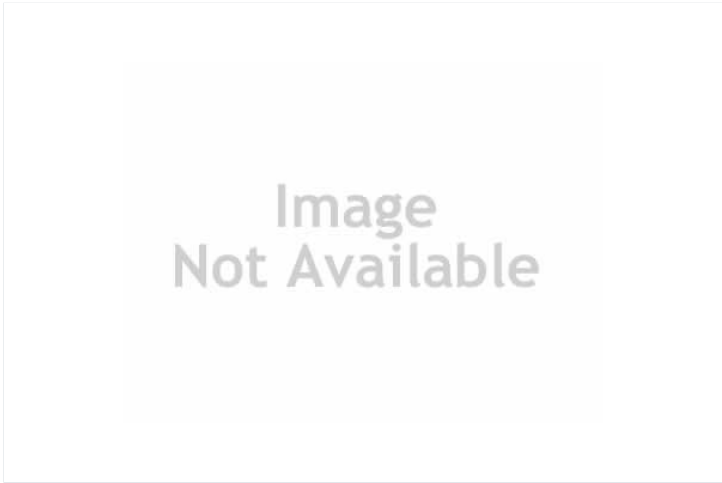
Code Description	Amount	Exempt Percent	Start Year	End Year
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COUNTY TAX INFORMATION

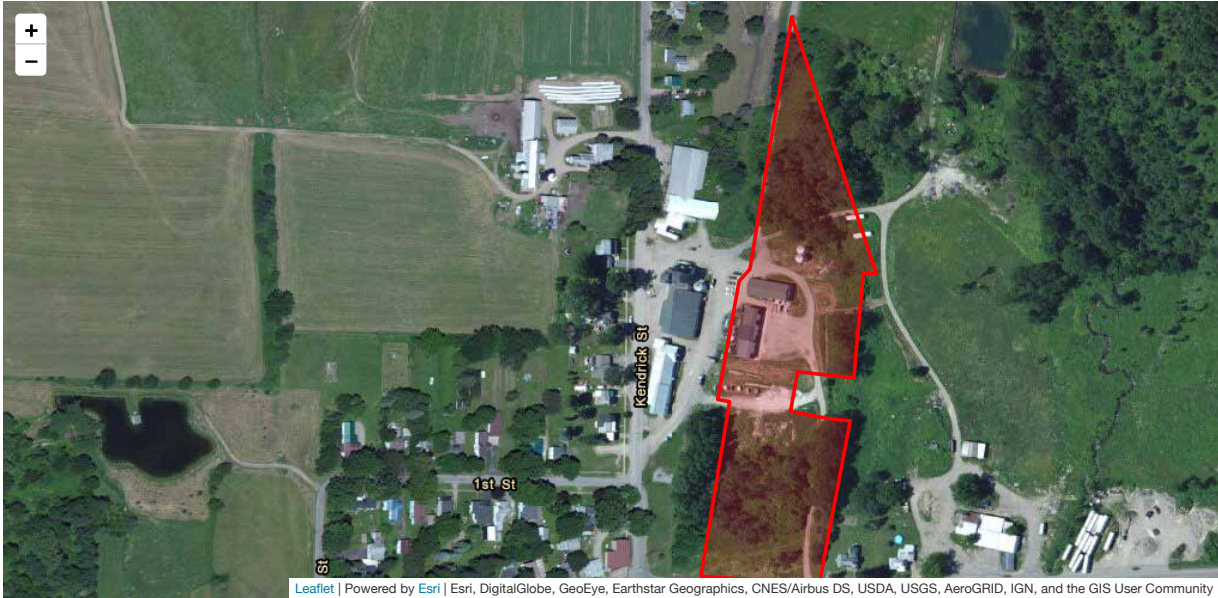
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Tract 2 Building Dimensions

PHOTO



MAP



COMPARABLE SALES

Comparable sales not available for this property.

COMPARABLE ASSESSMENTS

Comparable assessments not available for this property.

COUNTY TAX INFORMATION

Tract 2 and 3

**Chautauqua County
Property Tax Lookup
Current Year Taxes**

Note: Current year tax information does not include penalties or interest.

Parcel Identification No: 066689-328.08-1-8
Primary Owner: TRS Transit, LLC
Address: Carlton, PA 16311

THIS IS FOR INFORMATION PURPOSES ONLY. THIS IN NO WAY GUARANTEES THAT ALL TAXES HAVE BEEN PAID.

County/Town Tax

Tax Year: 2025	Bill Number: 599
Tax Period Start: 01/01/2025	Due Date: 02/07/2025
Tax Period End: 12/31/2025	Amount Due: \$950.74
Payment Information	Amount Received: \$950.74
Cash Amount: \$0.00	Date Received: 01/30/2025
Check Amount: \$950.74	Receiving Clerk: SwanA
CC Amount:	Current Balance: \$0.00
Payment Reference: 7070	

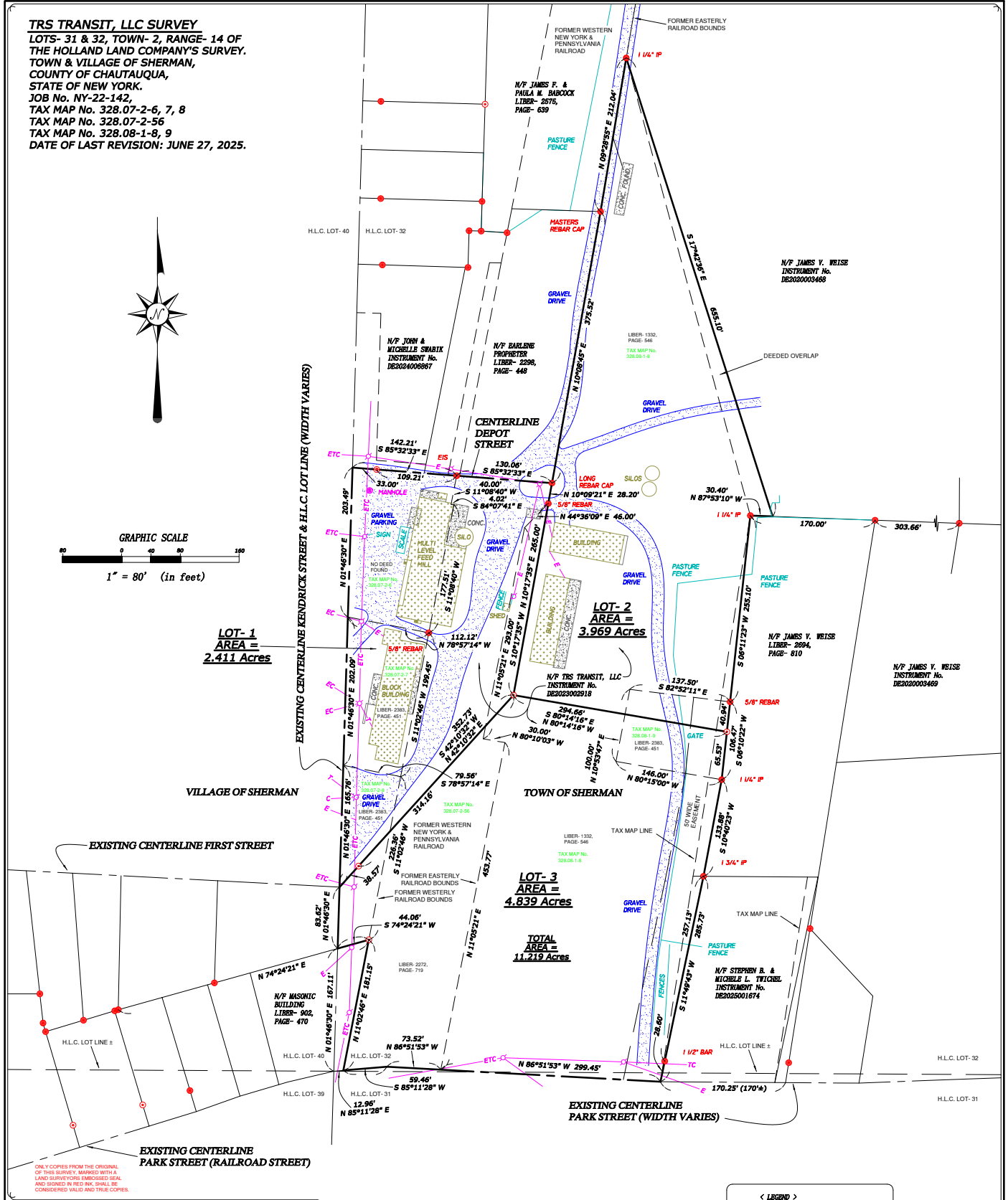
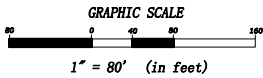
School Tax

Tax Year: 2026	Bill Number: 1788
Tax Period Start: 07/01/2025	Due Date: 10/10/2025
Tax Period End: 06/30/2026	Amount Due: \$1,048.01
Payment Information	Amount Received: \$0.00
Cash Amount:	Date Received:
Check Amount:	Receiving Clerk:
CC Amount:	Current Balance: \$1,048.01
Payment Reference:	

SURVEY

SURVEY

TRS TRANSIT, LLC SURVEY
 LOTS- 31 & 32, TOWN- 2, RANGE- 14 OF
 THE HOLLAND LAND COMPANY'S SURVEY,
 TOWN & VILLAGE OF SHERMAN,
 COUNTY OF CHAUTAUGA,
 STATE OF NEW YORK.
 JOB No. NY-22-142,
 TAX MAP No. 328.07-2-6, 7, 8
 TAX MAP No. 328.07-2-56
 TAX MAP No. 328.08-1-8, 9
 DATE OF LAST REVISION: JUNE 27, 2025.



ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY, MARKED WITH A LAND SURVEYORS EMBOSSED SEAL AND SIGNED IN RED INK, SHALL BE CONSIDERED VALID AND TRUE COPIES.

WHITE LAND SURVEYING
 MATTHEW G. WHITE P.L.S.
 611 CLYMER HILL ROAD
 CLYMER, NY 14724
 (716) 499-8410
 matt@whitepls.com
 NY License No. 50886
 PA License No. SU-075548

This survey was done in accordance with the standards adopted by the New York State Association of Professional Land Surveyors.
 Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
 I hereby certify that the information shown upon this drawing was prepared from a survey completed NOVEMBER 28, 2022 and that this map correctly shows said survey.

NOTES:
 UNDERGROUND UTILITIES, IF ANY, ARE NOT LOCATED OR SHOWN.
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN UP TO DATE TITLE SEARCH. THEREFORE SUBJECT TO FACTS THAT AN UP TO DATE TITLE SEARCH MAY DISCLOSE.

- < LEGEND >**
- SET 1/2" REBAR WITH CAP
 - SET RAILROAD SPIKE
 - ⊙ EXISTING IRON STAKE, UNLESS NOTED
 - N/P NOW OR FORMERLY OWNED BY
 - ETC ELECTRIC, TELEPHONE & CABLE LINES
 - M&D MEASURED AND DEEDED INFORMATION
 - (-) DEEDED INFORMATION

PRELIMINARY TITLE

PRELIMINARY TITLE

File Number: CAC-2751



FIDELITY NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE FOR TITLE INSURANCE

Issued By
Fidelity National Title Insurance Company

THIS REPORT IS NOT A TITLE INSURANCE POLICY! PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

Fidelity National Title Insurance Company, herein called the Company, certifies to the Applicant that an examination of title to premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue the ALTA (07/01/2021) Owner's or Lender's form of insurance policy as modified by the New York Coverage Endorsements in the amount and for the transaction set forth herein and subject to the exclusions from coverage and the conditions and stipulations therein contained.

After the closing of the transaction, in conformance with the requirements and procedures of the Company, the Company will issue the policy and except (i) all loss or damage by reason of the estates, interests, defects, objection, liens, encumbrances and other matters set forth in Schedule B herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (ii) any questions or objections coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of the policy

IN WITNESS WHEREOF, Fidelity National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Questions concerning the within Certificate should be directed to:
Underwriter's Agent Name and Phone Number:

Chautauqua Abstract Company
25 East Chautauqua Street
Mayville, NY 14757
T: (716) 753-2149

Issued by:

Chautauqua Abstract Company
25 East Chautauqua Street
Mayville, NY 14757
T: (716) 753-2149
F: (716) 753-2138
License#: TLA-1353456

Fidelity National Title Insurance Company

By: 
Michael J. Nolan
President

ATTEST: 
Marjorie Nemura
Secretary

Dated: 08/20/2025

Certified by:



This certificate is intended for lawyers only. Such exceptions as may be set forth herein may affect marketability of title. Your lawyer should be consulted before taking any action based upon the contents of this certificate. The Company's representative at the closing hereunder may not act as legal advisor to any of the parties or draw legal instruments for them. Such representative is permitted to be of assistance only to an attorney. It is advisable to have your attorney present at the closing.

PRELIMINARY TITLE

File Number: CAC-2751



FIDELITY NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE FOR TITLE INSURANCE

SCHEDULE A

Effective Date: 08/20/2025 at 8:00 AM

Name and Address of Title Insurance Company:

Fidelity National Title Insurance Company, P.O. Box 45023, Jacksonville, FL 32232-5023

Property Address: 118 Kendrick Street, Sherman, NY 14781

Tax Map #: 328.07-2-6 & 328.07-2-7 & 328.07-2-8 & 328.08-1-8 & 328.08-1-9 & 328.07-2-56

Office File No.: CAC-2751

Policy or Policies to be issued:

- a) ALTA Owner's Policy (2021)

PROPOSED INSURED: **Bona fide Purchaser**

The estate or interest in the land described or referred to in this Certificate and covered herein is fee simple.

Title to said estate or interest in said Land is at the effective date hereof vested in:

TRS Transit, LLC by deed from Richard Fessenden, Esq. dated 09/08/2022 and recorded with Chautauqua County Clerk's Office on 10/07/2022 as Instrument #DE2022006983; as corrected by Corrective Deed recorded 04/20/2023 as Instrument No. DE20232918.

The Land referred to in this Certificate is described as follows: See Exhibit "A" attached hereto and made a part hereof.

PRELIMINARY TITLE

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE FOR TITLE INSURANCE

EXHIBIT "A" – PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town and Village of Sherman, County of Chautauqua, State of New York and being a part of Lots-31 and 32, Town-2, Range-14 of the Holland Land Company's Survey and being bounded and described as follows:

BEGINNING at the point of intersection of the centerline of Depot Street and the existing centerline of Kendrick Street, said point being on the division line between H.L.C. Lot-40 on the west and H.L.C. Lot 32 on the east, said point being N 01° 46' 30" E 822.07 feet measured along said Kendrick Street Centerline and along said H.L.C. Lot Line from its intersection with the existing centerline of Park Street, said point also being the southwesterly corner of the lands now or formerly owned by Earlene Propheter described in Liber 1521 of Deeds at Page 141, said point also being the northwesterly corner of Tax Map No. 328.07-2-6; THENCE S 85° 32' 33" E along said Depot Street Centerline and along the said lands of Propheter, 33.00 feet to a set railroad spike; THENCE continuing along the same line and along the lands now or formerly owned by Earlene Propheter described in Liber 2298 of Deeds at Page 448, 109.21 feet to an existing iron stake at the northeasterly corner of said Tax Map No. 328.07-2-6 and the northwesterly corner of Tax Map No. 328.07-2-56, said iron stake being on the westerly bounds of the former Western New York and Pennsylvania Railroad; THENCE continuing S 85° 32' 33" E along said Depot Street Centerline and along the said lands of Propheter, 130.06 feet to an existing rebar with cap at the northeasterly corner of said Tax Map No. 328.07-2-56 and on the westerly bounds of Tax Map No. 328.08-1-8, said existing rebar with cap being on the easterly bounds of the said former Western New York and Pennsylvania Railroad; THENCE N 10° 08' 45" E along the said lands of Propheter and along said former Western New York and Pennsylvania Railroad Bounds, 375.52 feet to an existing rebar with cap; THENCE N 09° 28' 55" E along the lands now or formerly owned by James F. and Paula M. Babcock described in Liber 2575 of Deeds at Page 639 and along said former Western New York and Pennsylvania Railroad Bounds, 212.04 feet to an existing iron pipe at the northerly corner of said Tax Map No. 328.08-1-8; THENCE S 17° 42' 36" E 655.10 feet to a point on the northerly bounds of the lands now or formerly owned by James V. Weise described in Liber 2694 of Deeds at Page 810, said point being a southeasterly corner of said Tax Map No. 328.08-1-8; THENCE N 87° 53' 10" W along the said lands of Weise, 30.40 feet to an existing iron pipe; THENCE S 06° 11' 23" W along the said lands of Weise, 255.10 feet to an existing rebar at a southeasterly corner of said Tax Map No. 328.08-1-8 and the northeasterly corner of Tax Map No. 328.08-1-9; THENCE S 06° 10' 22" W along the said lands of Weise, 106.47 feet to an existing iron pipe at the southeasterly corner of said Tax Map No. 328.08-1-9 and a northeasterly corner of said Tax Map No. 328.08-1-8; THENCE S 10° 40' 23" W along the said lands of Weise, 133.88 feet to an existing iron pipe; THENCE S 11° 49' 43" W along the lands now or formerly owned by Douglas A. and Gloria J. Neal described in Instrument No. DE2017002647, 257.13 feet to an existing iron bar; THENCE continuing along the same line, 28.60 feet to a point on the said existing centerline of Park Street and at the southeasterly corner of said Tax Map No. 328.08-1-8; THENCE N 86° 51' 53" W along said Park Street Centerline, 299.45 feet to a point on the said easterly bounds of the former Western New York and Pennsylvania Railroad and being the southwesterly corner of said Tax Map No. 328.08-1-8 and the southeasterly corner of said Tax Map No. 328.07-2-56; THENCE N 86° 51' 53" W along said Park Street Centerline, 73.52 feet to a point; THENCE S 85° 11' 28" W along said Park Street Centerline, 59.46 feet to a point on the said westerly bounds of the former Western New York and Pennsylvania Railroad and being the southwesterly corner of said Tax Map No. 328.07-2-56, said point also being N 85° 11' 28" E 12.96 feet measured along said Park Street Centerline from its intersection with the existing centerline of said Kendrick Street and said division line between H.L.C. Lots-40 and 32; THENCE N 11° 02' 46" E along the westerly bounds of the said former Western New York and Pennsylvania Railroad and along the lands now or formerly owned by Masonic Building described in Liber 902 of Deeds at Page 470, 181.15 feet to a set 1/2" rebar with cap; THENCE S 74° 24' 21" W along the said lands of Masonic Building, 44.06 feet to a point on the said existing centerline of Kendrick Street and on the said division line between H.L.C. Lots-40 and 32 and being the southwesterly corner of Tax Map No. 328.07-2-8, said point being N 01° 46' 30" E 167.11 feet measured along said Kendrick Street Centerline and along H.L.C. Lot Line from its intersection with the said existing centerline of said Park Street; THENCE continuing N 01° 46' 30" E along said Kendrick Street Centerline and along said H.L.C. Lot Line, 83.62 feet to a point on the existing centerline of First Street; THENCE continuing N 01° 46' 30" E along said Kendrick Street Centerline and along said H.L.C. Lot Line, 165.76 feet to a point at the northwesterly corner of said Tax Map No. 328.07-2-8 and the southwesterly corner of Tax Map No. 328.07-2-7; THENCE continuing N 01° 46' 60" E along said Kendrick Street Centerline and along said H.L.C. Lot Line, 202.09 feet to a point at the northwesterly corner of said Tax Map No. 328.07-2-7 and the southwesterly corner of said Tax Map No. 328.07-2-6; THENCE continuing N 01° 46' 30" E along said Kendrick Street Centerline and along said H.L.C. Lot Line, 203.49 feet to the point or place of beginning.

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FIDELITY NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE FOR TITLE INSURANCE

SCHEDULE B - SECTION I REQUIREMENTS FOR COVERAGE

The following requirements must be complied with for a title policy to be issued:

1. Continuation of tax and title searches to date of closing.
2. Deed from TRS Transit, LLC vesting fee simple title in Bonified Purchaser.
3. With respect to TRS Transit, LLC, a limited liability company, the following proof and documents must be submitted to this Company for examination prior to closing; and upon review, additional exceptions may thereafter be raised:
 - a. Proof that the limited liability company has been validly formed and remains in existence.
 - b. Proof of selection of manner of federal income tax treatment of the LLC as either a partnership or a corporation.
 - c. If federal income tax treatment is as a corporation, a current New York State franchise tax status report on TRS Transit, LLC is required showing no taxes or reports owed.
4. With respect to TRS Transit, LLC, a limited liability company, **recording of the following document or the original document to be submitted to this Company to be held in our file:**
 - a. Resolution of the limited liability company executed by a duly authorized member or manager approving the subject transaction, which resolution identifies the person(s) authorized and directed to act for said limited liability company together with proof that the resolution was adopted in accordance with the Operating Agreement and the Articles of Organization. If the subject transaction involves the sale, exchange, lease or mortgage of all or substantially all of the assets of the said limited liability company, thence absent provisions to the contrary in the Operating Agreement, such resolution must also be adopted by the vote of a majority of the members entitled to vote thereon.
5. Satisfactory discharge or release of Land from the lien of mortgage made by Kenneth L. Snyder and Mary Jane Snyder a/k/a Mary Jane Parnell to Signal Consumer Discount Company dated January 31, 1987, recorded February 3, 1987 in Liber 1764 of Mortgages at Page 391 in the amount of \$49,767.03.
6. Village of Sherman Treasurer's Certificate showing all taxes, special assessments and levies paid.
7. Proof of payment of the 2025/2026 Village Tax and 2025/2026 School Tax.

NOTE: The Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

END OF SCHEDULE B – SECTION I

PRELIMINARY TITLE



File Number: CAC-2751

FIDELITY NATIONAL TITLE INSURANCE COMPANY

CERTIFICATE FOR TITLE INSURANCE

SCHEDULE B – SECTION II EXCEPTIONS FROM COVERAGE

The following matters are expressly excluded from coverage of Policy, and the Company will not pay loss or damage costs, attorney's fees, or expenses which arise by reason of:

1. Survey made by White Land Surveying, dated June 27, 2025 shows encroachment of pasture fence over east bounds of Land; shows encroachment of gravel drive over east and west bounds of Land; shows area of deed overlap; shows utility lines crossing and serving the Land. Policy excepts rights of others in and to said utility lines.
2. Covenants and restrictions recited in deed from Dairymen's League Co-Operative Association, Inc. to James Janisch, as Trustee of Shiloh Trust recorded in Liber 1307 of Deeds at Page 514. (328.07-2-7) (Copy Attached)
3. Covenants and restrictions recited in deed from Dairymen's League Co-Operative Association, Inc. to James Janisch, as Trustee of Shiloh Trust recorded in Liber 1307 of Deeds at Page 517. (328.08-1-9) (Copy Attached)
4. Lease between Kenneth L. Snyder and Everal W. Cochran and E&R Leasing recorded in Liber 1915 of Deeds at Page 432. (328.07-2-8; 328.07-2-7; 328.08-1-9) (Copy Attached)
5. Lease between Farmers Mill Inc. and E&R Leasing recorded in Liber 1912 of Deeds at Page 362; as assigned. (328.07-2-6; 328.08-1-8) (Copy Attached)
6. Exclusive, permanent and perpetual corridor easements reserved in deed from The Penn Central Corporation to Farmers Mill, Inc. recorded in Liber 2272 of Deeds at Page 718. (328.07-2-56; 328.08-1-29) (Copy Attached)
7. Permanent 50 foot wide easement for natural gas pipeline between The Penn Central Corporation and Columbia Gas Transmission Corporation recorded in Liber 1917 of Deeds at Page 278. (328.07-2-56; 328.08-1-29) (Copy Attached)
8. Covenants and restrictions recited in deed from The Penn Central Corporation to Farmers Mill, Inc. recorded in Liber 2272 of Deeds at Page 718. (328.07-2-56; 328.08-1-29) (Copy Attached)
9. This policy is written upon the express condition that any contract to sell or application to mortgage all or any part of the insured Land shall provide for acceptance by the vendee and/or mortgagee of title insurance, at its then applicable rate, as an alternative to delivery of a marketable title. Any future policy by this company shall contain the same condition. (328.08-1-29; 328.07-2-56)

Note: Insurance Law Sec. 64 Subdivision 6409(c) requires that title companies offer, at or prior to closing, an option policy to cover the homeowner for the FUTURE market value of his house. You may, therefore, elect to obtain protection in excess of your purchase price. If you do not wish this additional statutory coverage, you MUST WAIVE by signing in the space below this exception:

END OF SCHEDULE B – SECTION II

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS (716) 753-2149

NY Certificate for Title Insurance

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 **SCHRADER**
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
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