

PERSONAL PROPERTY AT 10:00 AM



ANTIQUES & COLLECTIBLES
(2) **Blonde** bedroom suites • **Blonde** cedar chest • **Oak** high back carved bed • **Painted** side board buffet • **Cast** iron dinner bell • **Waterfall** dresser • **Large** oak 2 door 1 drawer wardrobe w/ carving • **3 Drawered** mirrored dresser • **Brass** full bed • **Brass** day bed • **Oak** book case • **Child's** ironing board • **Wood** mirror • **Cobblers** set w/ box • **Oak** lamp table 4 legged • **Pair** of Japan parrot wall pockets • **White** painted 3 drawer dresser w/ mirror • **Waterbury** mantel clock w/ key • **Art** deco lamps • **Crock** jugs & crocks • **View** finders w/ slides • **Gas** iron • **Wicker** bottom chair • **Blue** canning jars & bottles • **Oak** child's school desk • **Up-holstered** rocker w/ hassock & couch • **1 Drawer** night stand • **Card** table & chairs • **Wood** trunk • **Multiple** linens • **Wood** spice rack • **Ladies** hat & boxes • **Coffee** grinder • **1 Drawer** night stand • **2 Little** Hosters child's dishes • **Iron** footed iron kettle • **Set** of Jarts • **Iron** boiler for iron kettles • **Cherry** pitter • **Bent** oak plant bottom chair • **Lords** supper print • (4) **Oak** kitchen chairs • **Salt** & pepper collection • **Military** metal boxes & canteen • **Oil** lamps • **Old** records • **Cast** iron pots • **Old** string guitar • **House** windows (old) • **1 Bottom** walk plow • **Old** pictures & frames • **JD** 2 cycle wrench • **Quilt** frame • **Corn** grader • **Meat** grinder • **Chicken** brooder (rough) • **Apple** press • **Metal** baby buggy (rough) • **Seasonal** decorations • **2"** thick native plank boards

FURNITURE HOUSEHOLD & MISC.

2 Single beds • **Large** floor fan • **Pair** of matching single beds • **Dining** table w/ 6 chairs • **Kitchen** table w/ 4 chairs • **Dishes** • **Pots** & **Pans** • **Kitchen** related items • **Charbroil** grill • **Kenmore** refrigerator/freezer • **Eureka** sweeper • **Yard** chairs • **Double** wash tub • **Egg** baskets • **Tackle** box w/ few lures • **Girls** 10 spd bike • **Misc.** garden tools • **28'** Wood extension ladder • **6'** Step ladder • **Clay** target thrower w/ clays • **Hose** reel • **Tonka** toy trucks • **Misc.** old games • **Small** scrap iron • *Many other items too numerous to list*



SCHRADER
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Auction Terms & Conditions:
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 69+ 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: Real Estate 10% down payment on the day of auction with the balance 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.
ACCEPTANCE OF BID PRICE: Successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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.
CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer and Seller.
POSSESSION: Possession is at closing, accept tillable land subject to tenant's rights 2014 crop.
REAL ESTATE TAXES: Buyer(s) will assume taxes due spring 2016.
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 has 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

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.

SEPTEMBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
	7	8	9	10	11	12
	14	15	16	17	18	19
	21	22	23	24	25	26
	28	29	30			



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WHITLEY COUNTY • Washington Township



69± ACRES
OFFERED IN 3 TRACTS

Very Productive Level Tillable Land
Excellent Hunting or Recreation
2 Story Country Home



SCHRADER Real Estate & Personal Property
Real Estate and Auction Company, Inc.

AUCTION
Saturday, September 13th
PERSONAL PROPERTY AT 10:00 AM
REAL ESTATE OFFERED IN 3 TRACTS AT 11:30 AM

WHITLEY COUNTY • Washington Township

Real Estate & Personal Property

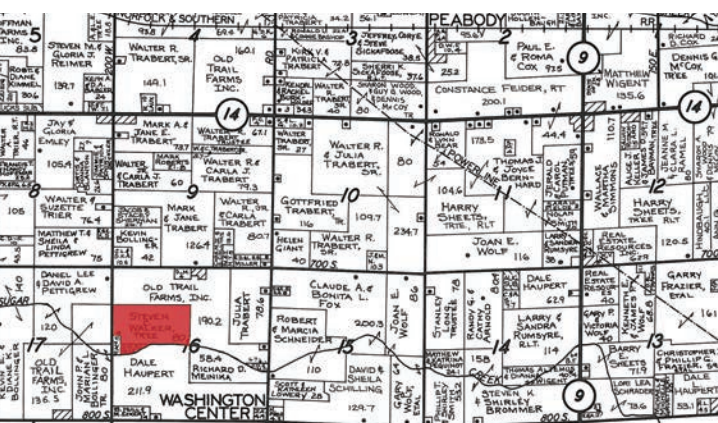
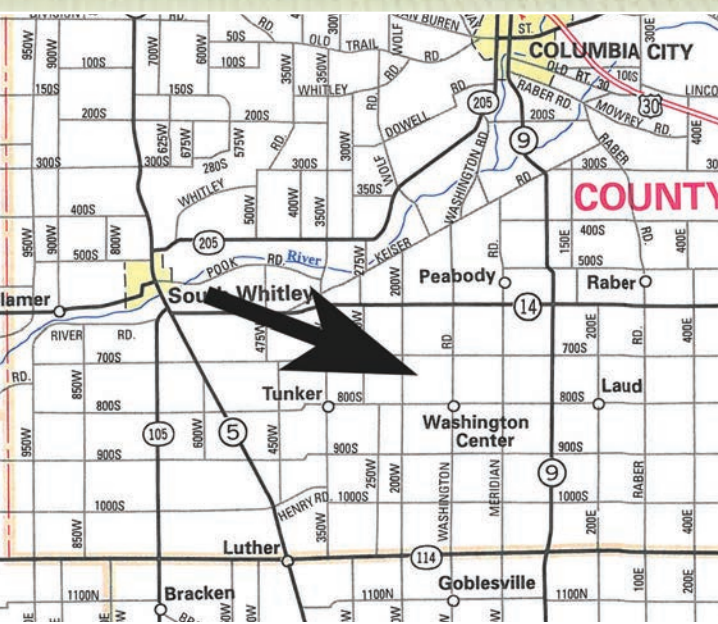
AUCTION

Saturday, September 13th

69[±] ACRES
OFFERED IN 3 TRACTS

LOCATION: From intersection of St. Rd. 9 & St. Rd. 14, travel west on St. Rd. 14 three (3) miles to CR 200W, then south (left) approximately 1 ½ miles to property.
ADDRESS: 7447 S 200 W, COLUMBIA CITY, IN.

REAL ESTATE AT 11:30 AM



SOIL TYPES	
Code	Soil Description
Sa	Saranac silty clay loam
BmA	Blount silt loam
Pw	Pewamo silty clay loam
HbA	Haskins loam
So	Sloan loam
BmB2	Blount silt loam
GsB2	Glynwood loam
KaB	Kalamazoo sandy loam
Re	Rensselaer loam

TRACT DESCRIPTIONS:

TRACT 1: 50.5± acres of very productive level tillable land. Soil types with excellent yielding soils.

Don't miss this chance to farm or invest in some of the best land Washington Township has to offer.

TRACT 2: 16± acres of gently rolling wooded land. This tract offers excellent hunting or recreation. Access via a 50' owned access off of CR 200W.

TRACT 3: 2.5± acres. This parcel consists of a 2 story country farm home. Home includes kitchen, dining room, formal living room, 5 bedrooms and 1 bath. Large mature trees. Roomy spacious lot. Second floor porch with panoramic views. Don't miss this opportunity to purchase a home, with some restoration, could provide country living at it's finest. This parcel also includes a 24'x24' utility shed for hobbies, chickens or storage and a 10'x18' work shop with concrete floors.



Inspection Dates:
Sunday, August 24th, 1-3 PM
Sunday, August 31st, 1-3 PM
Or by appointment.

VIEW LOOKING EAST OVER TRACT 3



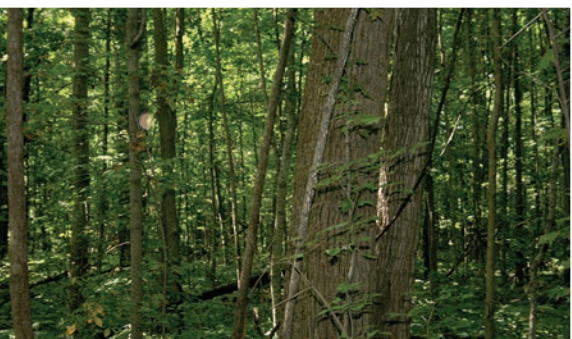
DRAINAGE DITCHES
PROVIDE EXCELLENT OUTLETS



WOODS, TRACT 2



SPACIOUS FRONT YARD, TRACT 3



LEVEL TILLABLE LAND, TRACT 1

OWNER: Walker Family

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