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AUCTION | **80[±] ACRES** | **IN 3 TRACTS**

REAL ESTATE & PERSONAL PROPERTY • WHITLEY COUNTY INDIANA

SATURDAY, APRIL 15TH AT 10:00 AM
REAL ESTATE AT 12:00 NOON

Property Address:
1639 W 600 N
Columbia City, IN 46725

1,400 sq. ft.
tri-level home with
multiple garage areas.

Personal property includes:
 • large quantity of shop tools
 • woodworking tools
 • tractor & lawn equipment
 • household items



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APRIL 2017

30	23	16	9	2	Sun
24	17	10	3	Mon	
25	18	11	4	Tue	
26	19	12	5	Wed	
27	20	13	6	Thu	
28	21	14	7	Fri	
29	22	15	8	Sat	

Auction Managers:
Phil Wolfe – 260-248-1191
Ritter Cox – 260-609-3306
800-451-2709 / 260-244-7606
Columbia City, IN 46725
950 N. Liberty Dr.,





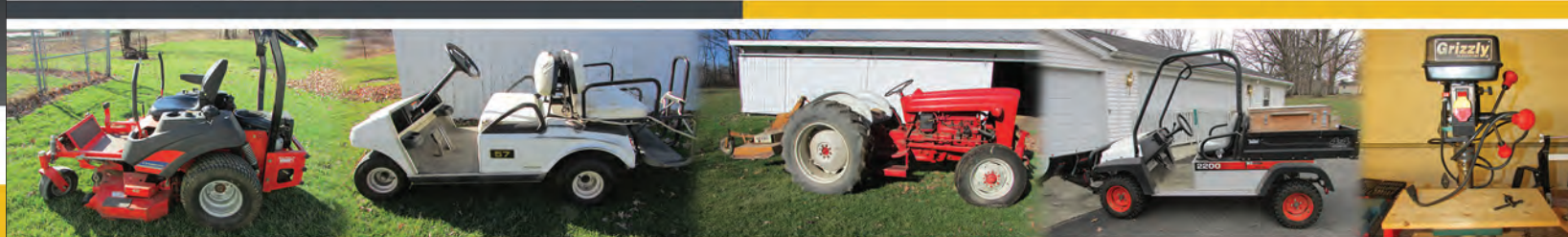

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Personal Property also includes a Can Am 2014 Spyder, kept in excellent condition and has added accessories.

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 • large quantity of shop tools • woodworking tools
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REAL ESTATE & PERSONAL PROPERTY

AUCTION

SATURDAY, APRIL 15TH AT 10:00 AM
REAL ESTATE AT 12:00 NOON

REAL ESTATE

Location: From SR 109 & Hwy 30, take SR 109 north approx. 6 miles to 600N turn left (west) then travel 1.5 miles to 1639 W 600 N, property on left.

Tract 1: 4.5± acres with approx. 1400 sq. ft. tri-level 3 bedroom home. Home includes kitchen, living room and family room/rec room. Property includes multiple work areas with 3 car garage. Also includes 24' x 40' corn crib with lean-to. Beautiful setting overlooking conservation easement land. Investigate for starter home or possible new construction with breathtaking views.

Tract 2: 3± acres wooded, possible building site. Investigate to combine with Tract 3 for endless recreation and income from woodland acres.

Tract 3: (swing tract): 73.45± acres wooded and open water recreation land. Land has a permanent lifetime conservation easement. You can harvest timber with approved plan. Excellent hunting and wildlife. Investigate for wildlife and recreation purposes with low taxes.

Inspection/Open House
Dates: Sunday, April 2nd
1:00-3:00 PM

Seller: Bernard
“Bernie” Dahms

Auction Managers:
Ritter Cox:
260-609-3306
Phil Wolfe:
260-248-1191

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts and as a total 80± acre unit (Subject to Swing Tract Limitations). 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 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.

DEED: Seller shall provide Warranty Deed(s).

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(s) and Seller.

POSSESSION: Possession is at closing

REAL ESTATE TAXES: Real estate taxes will be pro-rated 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. 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.

80[±] ACRES

IN 3 TRACTS

Auctioneers Note: Since Mr. Dahms has moved to retirement living, we will sell real estate, large quantity of shop tools, tractor and lawn equipment, and household items. Be prepared to bid your price.

PERSONAL PROPERTY

SHOP EQUIPMENT

Grizzly:

- 8689 Mini Milling Machine
- side mount sander
- 16" wood band saw
- Z Air staplers
- Tool box

Delta:

- Shop Master Jig Saws
- Plate joiner, model 32-100, 13", 2sp
- Finishing planer, model 22-580
- Shop Master Type 1, model 5A-180 sander
- Table top drill press

Porter:

- Cable Router
- Cable trim saw
- Cable Router base model 1001
- Z Air staplers
- Tool box

AMT:

- model 5291 wetstone, 12" disc sander
- mortising machine, model 5130

Jet:

- 10" sanding buffer, model JSB-10L
- bench lathe, model BD-920N

Craftsman:

- 1 ½ HP router
- 10" table saw
- 10" radial arm saw
- 12" band saw/grinder
- 12" wood lathe
- 8" bench grinder
- 12" (wide) planer-molder
- super router • saws
- bench grinders

SHOP EQUIPMENT (CONT.)

- **Mower lift** • **Sand Blast System**, 60 lb/1012 cu" capacity • **Bosch**, model 1611 Eus Router, sander • **Hitachi** router table • **10" tilting arbor saw**, model MBS-250 • **Clean air system** • **930 shaper** • **Planer**, model 91520 • **Model 351** • **25 gal. air compressor** • **Hart Design** GFK1800 18" dovetail machine • **Bench cookie** plus table • **Rockler incra** ultra-Rt precision fence positioner • **Marlin wood carver** (cm series) • **Penn State** dust collection system • **Reliant 10"x5"** stone V-ing grinder, model 355 • **Tormek** wet grinding system • **Central machinery** 8" bench grinder on **Clark** pedestal • **Wen Wet** stone sharpener • **Work sharp** tool sharpener • **Dayton** grinder • **Klutch** chop saw • **Excalibur** jig saw • **Rockwell** jig saw • **Chicago** cut off saw • **8" Blade** sharpener, model 76052968 • **Oscillatin spindle** sander • **Ryobi** 18v speed saw • **Ryobi WDS** 1600 sander • **Ryobi** variable speed router table • **B&D** workmate • **(2) Shop-vac** wet/dry vacs • **Miller** Thunderbolt welder • **Wagner** hot air gun • **Wood working** magazines • **Shop light** • **Floor model** buffer • **Carving tools** • **25+ Tool boxes** & organizers • **Planes** • **Clamp & tool guide** • **40+ wood** & C clamps • **Bottle jacks** • **20+ ext. cords** • **Dremel** multi-max tool • **Electric file** • **Handy jack** • **Socket sets** • **Bar gauge heads** • **Micrometers**

- **(2) Igaging dig gauges** • **Staplers** • **Electric motors** • **Drills** • **Belt sanders** • **2 ton floor jack** • **Shop stools** & carts • **(3) Stewart** oster sheers

APPLIANCES

- **Crosley** refrigerator & stove • **Kenmore** washer • **Kenmore Cabrio** whirlpool dryer • **Danby** mini fridge

FURNITURE/HOUSEHOLD

- **Leather sofa** • **3 stack** bookcase • **Parlor** chair • **Blanket chest** • **Sofa table** • **Secretary** • **Drop leaf** end table • **Easy chair** • **Sofa** • **Chest of drawers** • **Cedar chest** • **Mirror** • **Thomas** organ & music • **Kenmore** sewing machine • **15" Sanyo** flatscreen TV • **I heater** space heater • **Quadra** air purifier • **Telescope** • **Stereos** • **Kitchenware**

ANTIQUE/COLLECTIBLES

- **Farm Manuals** • **Farm-All** F-20 • **JD 290** Corn Planter • **Ford** shop manual w/original sleeve • **Arrow** Heads (From the Farm) • **Corn Sheller** • **Coal bucket** • **Granite pot** • **Aladdin lamp** • **Underwood** typewriter • **(2) Atlas of the World** • **Pipe collection** • **Miniature anvil** • **Cast iron** ladle • **American Family** hanging scale • **Chicken feeder** • **Wood crafted** large scale car & toys • **Aladdin** telesensory enlarger

LAWN/GARDEN

- **Lawn master** vacuum-mulcher
- **Royal ½ ton** chain hoist
- **Wheel barrow** • **Lawn trailer**
- **Ladders** • **Fence posts** • **Lawn seeder** • **Car ramps** • **Yard tools**
- **Gas cans** • **Iron patio set** • **Wood bench** & glider • **Shepherds hook**
- **Golf clubs** • **Lawn roller** • **Propane tanks** • **Tackle boxes** • **South Bend** 1122 Fly reel • **Fishing lures**

CAN AM SPYDER, TRACTOR, UTV, GOLF CART, MOWER

- **2014 Can Am Spider**, 5,200 miles, loaded - Seller: Matt Dahms • **Ford 601 Tractor**, 1437 hrs, new rear rims, 3pt, older restoration • **Bobcat 2200** Intellitrak 4x4 UTV, w/dump bed & front blade, gas, GB0442-451198, SN235211036
- **Club Car Golf Cart**, gas, rear seat, AG0037-93312 • **Simplicity Citation** zero-turn mower, gas, Vanguard 21hp, 48" deck, 199.6 hrs, SN2000492859 • **Woods RM600** finishing mower • **Woods RB5** grader blade • **DR field & brush** 48" mower
- **MTD** chipper • **Craftsman 7/24** snow blower • **Dearborn 10-161** 2 bottom plow, 10' 3pt disc, 8' 3pt harrow, 3pt boom • **Craftsman** reartine tiller • **Single axle** trailer

