

AUCTION TERMS & CONDITIONS**PROCEDURE:** The property will be offered as a whole 9.66± acre unit.**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, and are capable of paying cash at closing.**ACCEPTANCE OF BID PRICES:** A successful bidder will be required to enter into Purchase Agreement at the auction site immediately following the close of the auction. 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 Property 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 the responsibility of the Buyer(s) beginning with taxes due in November 2017 and thereafter.**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 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.**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions 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.**PERSONAL PROPERTY TERMS:** Cash or Check (with photo ID) Mastercard & Visa. 4% convenience fee on credit cards. Not Responsible For Accidents.

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Real Estate & Personal Property AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709**260-244-7606****Auction Manager:****Arden Schrader, 260-229-2442**

#AC63001504, #AU01050022

JULY 2017

SUN	MON	TUE	WED	THU	FRI	SAT
						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					

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Real Estate & Personal Property AUCTION

Monday, July 24**Personal Property - 4pm
Real Estate - 6pm****Whitley County, IN****9.66±
wooded
acres****Home & Outbuilding
Excellent Hunting & Recreation
Possible Wooded Building Site
Kubota Tractor & Tools****SCHRADER**
Real Estate and Auction Company, Inc.**800-451-2709 • www.SchraderAuction.com**

Real Estate & Personal Property AUCTION

Whitley County, IN

Monday, July 24

**Personal Property - 4pm
Real Estate - 6pm**

LOCATED: 5640 N 650 W, Larwill, IN. 5 1/2 miles west of Columbia City or 1/2 mile east of SR 5 on Lincolnway to CR 650W 1 1/2 miles north to the property. Auction held on site

- Home & Outbuilding
- Excellent Hunting & Recreation
- Possible Wooded Building Site

9.66 acres of wooded wildlife habitat right out the back door! The 1998 manufactured 2 bedroom, 2 bath home is nestled in the woods. The 2003 40'x42' Quonset building with concrete floor makes a great workshop.

Inspection Dates:
**Wednesday, July 5th • 4-6 pm
Thursday, July 6th • 4-6 pm**

9.66±
wooded
acres

9.667± acres



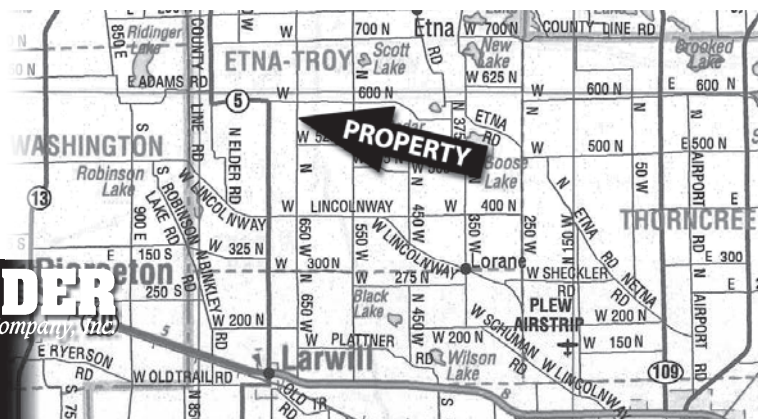
- KUBOTA L3830 HST LOADER TRACTOR
- IH TD-9 & T-9 CRAWLERS • BOBCAT SKIDLOADER
- FORD F-150 PICKUP • TOOLS • HARDWARE
- VARIOUS ITEMS OF ALL KINDS

• Kubota L3830 HST tractor, LA 723 loader, 72" bucket, 355/80D20 tires, 3pt, pto, 514 hrs • IH TD-9 crawler loader (not running) • IH T-9 crawler (not running) • Bobcat skidloader (in pieces) • 1997 Ford F-150 XL pickup auto, 4.2 liter eng • Yamaha XS 850 motorcycle (not running) • Polaris Scrambler 400 4x4, 4 wheeler, auto trans, liquid cooled • 4'x8' homemade trailer • Huskee LT 4200 lawn tractor 42" cut • Huskee 25hp 50" cut yard tractor (needs repair) • Simplicity 7112 garden tractor (no motor) • Wheel Horse tractor • Wheel Horse Raider frame • Wheel Horse snow blade & mower deck • Front mtd snowblower for garden tractor • Pull type 42" mower with 8hp Briggs • (3) 2 wheel lawn carts • Roto-tiller • Walk behind mowers • Stihl, Echo, Husqvarna, Homelite, Poulan, McCulloch chain saws • Homemade log splitter on trailer w/15hp Briggs motor • Beginnings of log splitter, beam & cylinder • Stationary buzz saw • Splitting wedges • Lincoln 225 welder • Excalibur floor crane • Central table drill press • Power hack saw • 1/2" drill and assorted power tools • Bottle jacks, floor jacks, jack stands • Engine stand • Chain hoist • Log chains • Schumacher battery charger booster • 12 ton manual pipe bender • Pedestal grinder • Craftsman table saw • Craftsman radial arm saw • Pipe threading tri-pod • Craftsman compressor tank • Central Pneumatic 145 psi air compressor pump • Scaffolding • (2) 10' sections of pallet shelving • Storage cabinets & shelving • Work benches • Assorted parts cabinets • Bolts, screws, nails • Drill bits • Hand tools • Wrenches of all kinds • Gas motors • Old computers • Tires & rims • Chilton repair manuals

See Website for Full Color Photos!

- GUNS • COMPOUND BOWS • FISHING EQUIPMENT

• COLLECTIBLES • MUSICAL INSTRUMENTS • HOUSEWARES
• Glenfield 70 .22 cal auto loading rifle, Simmons 4x32 22 mag scope • Remington 870 Wingmaster 20 ga, bent ribbed skeet barrel, for 2 3/4 or shorter • Winchester 94 30-30 rifle • Ruger M-77 220 swift, Pasco 6-24x40 scope • Tradition Buck Hunter Pro 50 cal muzzleloader, Pasco Accudot scope • HR Topper 58 20ga, 3" Mod • Marlin 512 Slugmaster 12 ga, 3" rifled bore, Simon 2.5x20 scope • Colt Peacekeeper 357 Magnum CTG, 6" barrel • Gun reloading equipment & ammo • Horton Super Mag cross bow • Oneida Eagle & Tomcat compound bows • (22±) assorted compound bows • Arrows • (25±) fishing poles • Deer mounts • Camo clothing & coveralls • (3) Army helmets • US backpack • (2) folding cots • Bullet proof vest • Binoculars • Canteens • Large sword • (2) walking canes with daggers • Philco wooden cabinet floor radio • Seyfert's pretzel jar • Oil lamps with milk glass shades • Lava lamp • Record albums • Cassettes • Minolta cameras • First Disting Pheasants by Rosemary Millette • Safe • Harmony 6 string elec guitar • Telestar 6 string elec guitar • Ovation 6 string elec acoustic guitar • Yamaha DD-55 digital drums • Armstrong flute • Martin trombone • Peavey amplifier • Books, videos, Bibles • 2 pc China cupboard with lighted top set of three bookcases • Wood dresser • Sofa, loveseat • Coffee table • Computer desk • Pool cues • Hall tree • Measuring cup, glassware, silverware



OWNER: Edward Bierbaum

AUCTION MANAGER: Arden Schrader, 260-229-2442

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