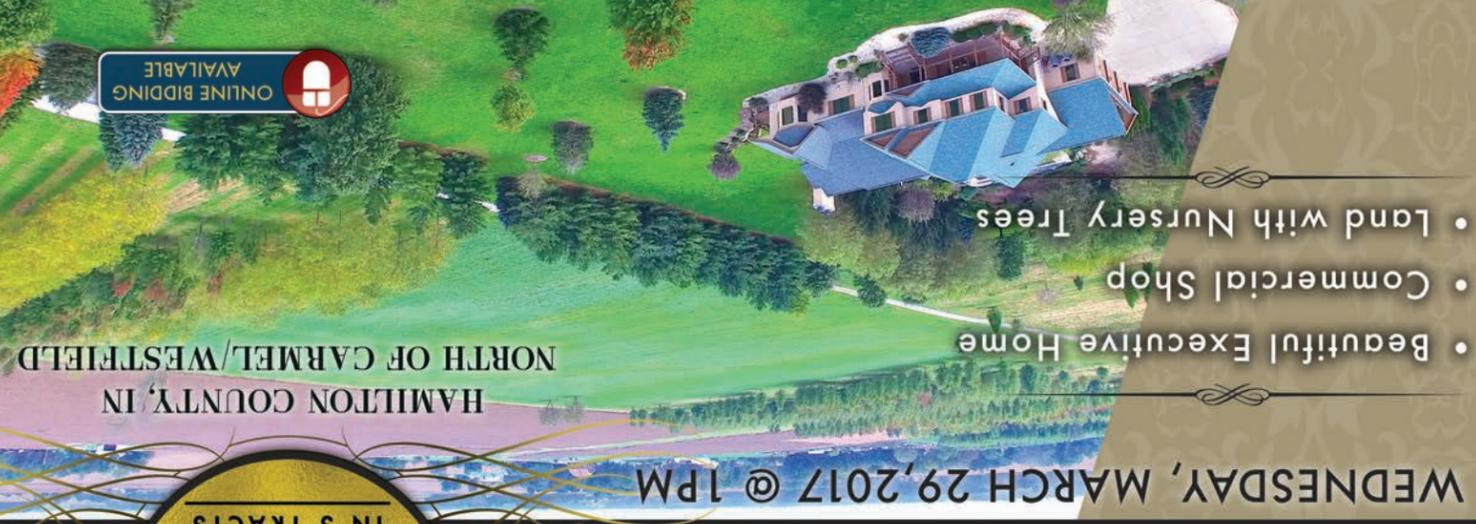


SCHRADER Real Estate and Auction Company, Inc. www.SchraderAuction.com 877-747-0212

AUCTION TO BE HELD ON SITE: 405 WEST 266TH ST., SHERIDAN, IN

ONLINE BIDDING AVAILABLE



- Beautiful Executive Home
- Commercial Shop
- Land with Nursery Trees

HAMILTON COUNTY, IN
NORTH OF CARMEL/WESTFIELD

WEDNESDAY, MARCH 29, 2017 @ 1PM

80.9±
ACRES
IN 3 TRACTS

AUCTION

SPECTACULAR REAL ESTATE

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March 2017

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	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 Managers:
 Steve Stonaker - 877-747-0212 #AU19300120
 Rick Williams- 765-639-2394 #AU19400167
 Mark Smithson - 765-744-1846 #AU10100108

800-451-2709 - Columbia City Office
 877-747-0212 - Centerville Office

CORPORATE HEADQUARTERS | CENTERVILLE OFFICE
 950 North Liberty Dr.
 P.O. Box 202
 Columbia City, IN 46725 | Centerville, IN 47330

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AUCTION

WEDNESDAY, MARCH 29, 2017 @ 1PM



80.9±
ACRES
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Tract 1



Tract 1

HAMILTON COUNTY, IN • NORTH OF CARMEL/WESTFIELD

Beautiful Executive Home, Commercial Shop, Land with Nursery Trees
 AUCTION TO BE HELD ON SITE: 405 WEST 266TH ST., SHERIDAN, IN

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AUCTION

80.9±
ACRES
IN 3 TRACTS

HAMILTON COUNTY, IN
NORTH OF CARMEL/WESTFIELD

WEDNESDAY, MARCH 29, 2017 @ 1PM
405 West 266th Street, Sheridan, IN.



A LUXURIOUS PIECE OF PROPERTY WITH MANY OUTSTANDING FEATURES:

- Northern Hamilton County just off Hwy. 31 and 20 min. to Carmel.
- Fantastic/Lodge style custom executive home on 16 acres with superb landscaping
- 4 multi use barns including potential horse or purebred livestock operation for your estate in the country.
- Well suited barn for indoor riding arena and stalls. Fenced paddocks.
- Just north of Westfield Sports Complex, near Hoosier Park and easy access to downtown with new Hwy. 31.
- Land with trees to sell or operate specialty agriculture operation.
- Unique combination of well-designed structures in good condition.



TRACT DESCRIPTIONS

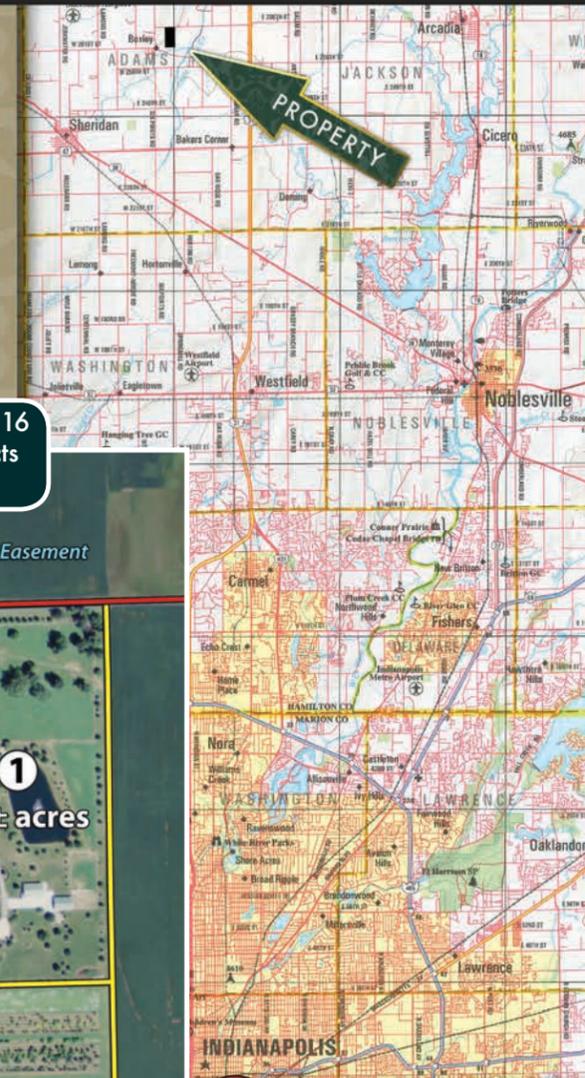
**all acreages are approximate*

TRACT 1: 16± ACRES. Fabulous 9,874 sq. ft. custom built lodge style, 2 story executive home with a 3 car attached garage. Two master suites with fireplaces and total of 6 bedrooms, six baths with log great room and huge fireplace. Exercise room and theater room with wet bar. Commercial kitchen appliances. Landscaped pool with pool house. Great pond with fountain in front yard. Six stall deluxe horse barn and 40' x 60' event barn. All irrigated, well landscaped grounds. This tract has everything and more. Tract 1 will have temporary easement on existing drive for one year.

TRACT 2: 11.7± ACRE SITE FOR BUSINESS. All steel 14,080 sq. ft. building/shop with 6 large overhead doors and 1,920 sq. ft. finished office built 1997. Radiant heat main bay with mechanic's pit and shop manager's office and bathroom. Open bays for great storage. Building is 96' x 210' and is perfect for several types of businesses. Also 69' x 120' pole barn that would be great for potential horse barn with riding arena. Dirt floor now and 6 large overhead doors. NOTE: The 69' x 120' pole barn is owned by a third-party lessor and is subject to removal unless the Buyer of Tract 2 negotiates a separate purchase of the leased barn from the lessor.

TRACT 3: 53.2± ACRES (SWING TRACT). This tract must be purchased in combination with Tracts 1 or 2 or by adjoining landowner. About 1/2 open land in grass or hay and 1/2 nursery stock trees. Mostly irrigated, level and productive soils. This tract has many potential uses, in addition valuable tree stock. Specialty crops or produce land including natural or organic certification potential. Good lane, improved waterway and pretty stand of mature trees. Wow! Don't miss this with Tract 1 or 2.

PROPERTY LOCATION AND AUCTION SITE:
405 West 266th Street,
Sheridan, IN. From Hwy. 31 at I-465 north on Hwy. 31 about 21 mi. to 266th St. then west 2 mi. to property on the left.
Sec. 22 Twp. 20N R 3E



Total amt. of '15 taxes due in '16 was \$19,905.66 for all 3 tracts combined.



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 information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

Watch Schrader Website for auction updates

Inspection Dates: Inspections by Appointment Only.
Sunday, February 26th @ 3:00 to 5:00 PM, Saturday, March 4th @ 1:00 to 3:00 PM, Friday, March 10th @ 1:00 to 3:00 PM and Saturday, March 18th @ 10:00 to 12:00 Noon. Call 1-877-747-0212 for appointment time.

Owner: Schmutte (sale by sheriff)
Auction Managers:
Steve Slonaker - 877-747-0212
Rick Williams - 765-639-2394
Mark Smithson - 765-744-1846

AUCTION TERMS AND PROCEDURES

SHERIFF'S SALE: This auction will be conducted by Schrader Real Estate and Auction Company, Inc. ("Auction Company") on behalf of the Sheriff of Hamilton County ("Seller") pursuant to an order of the Hamilton County Superior Court which provides that the property shall be sold by the Sheriff to the highest bidder(s), without reserve and regardless of price.
BIDDING PROCEDURES: Tract 1 (16± ac) and Tract 2 (11.7± ac) may be purchased as individual tracts or as part of any tract combination. Tract 3 (53.2± ac) may be purchased only in combination with Tract 1 and/or Tract 2 or by an adjoining landowner with public road access. Bidding on individual tracts will compete with bidding on tract combinations until the close of bidding.
BIDDER REGISTRATION: To qualify as a bidder, you must bring and produce a cashier's check or other certified funds in the amount of \$50,000 (or \$100,000 if you intend to bid on Tract 1 in combination with Tract 2 and/or Tract 3) and a bank letter confirming your financial ability to pay all sums due in the event you are a high bidder.
BUYER'S PREMIUM: Each high bidder (other than the Plaintiff/Creditor) will be charged a Buyer's Premium, to be paid at closing, in the amount of 6% of the high bid amount.
PURCHASE CONTRACT: Immediately after the close of bidding, each high bidder shall sign a purchase contract in the form to be provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract.

Seller shall not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.
EARNEST MONEY: Immediately after the close of bidding, each high bidder shall deliver initial earnest money in the form of a nonrefundable cashier's check or other certified funds and in the amount of \$50,000 (or \$100,000 for Tract 1 if combined with Tract 2 and/or Tract 3). On or before April 3, 2017, each high bidder shall deliver additional earnest money in an amount equal to 10% of the bid price LESS the initial earnest money.
CLOSING: The balance of the purchase price will be due at closing on or before May 12, 2017. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
REAL ESTATE TAXES: Buyer will assume and pay real estate taxes for 2016 (due in 2017) and thereafter and all special assessments due in 2017 and thereafter. Buyer will not be responsible for real estate taxes, assessments and penalties that are delinquent prior to the day of the auction.
DEED: The property will be conveyed by sheriff's deed.
POSSESSION: Possession will be delivered at closing.
EASEMENTS: Buyer will acquire the property subject to any and all easements of record. Tract 1 (if sold separately from Tract 2) will have the benefit of a temporary one-year easement for the use of the existing drive on Tract 2.
TITLE INSURANCE: Buyer will receive, prior to closing, an updated commitment for a standard owner's title insurance policy in the amount of the purchase price. The cost of owner's title insurance will be paid out of Seller's proceeds at closing.

Preliminary title insurance schedules will be available for review prior to the auction.
ACRES; TRACT MAP: The advertised acres and aerial tract map in the marketing materials are approximations only and are not provided as survey products. THE PROPERTY IS OFFERED 'AS IS AND 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 this brochure and other marketing materials is provided subject to 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.
AGENCY: Auction Company and its representatives are exclusively the agents of the Seller.
CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.
CHANGES: Please arrive prior to scheduled auction time to review any changes or additional information. AUCTION DAY ANNOUNCEMENTS AND OTHER DOCUMENTS IN THE BIDDER PACKETS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.