



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

multiple garage areas.
 tri-level home with
 1,400 sq. ft.
 Property Address:
 1639 W 600 N
 Columbia City, IN 46725

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



REAL ESTATE & PERSONAL PROPERTY • WHITLEY COUNTY INDIANA

AUCTION | 80[±] ACRES IN 3 TRACTS

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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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800-451-2709
 www.SchraderAuction.com

APRIL 2017

Sun	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	
Mon																															
Tue																															
Wed																															
Thu																															
Fri																															
Sat																															

950 N. Liberty Dr.,
 Columbia City, IN 46725
 Auction Managers:
 Ritter Cox - 260-609-3306
 Phil Wolfe - 260-248-1191

800-451-2709 / 260-244-7606

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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.

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.

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 1/2 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** Viking 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 w/ 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 1/2 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 Intelli-trak 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**

