

TERMS & CONDITIONS
PROCEDURE: The property will be offered in 3 individual tracts, any combination of tracts, or as a total 42+ acre unit. (Subject to Spring Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: The Seller will provide a Preliminary Title Opinion for the review of the prospective buyer(s). At closing, the Seller will provide a Title Insurance policy in the amount of the purchase price. All tracts sold As-Is, Deed. Seller shall provide a Personal Representatives Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50-50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for the Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate and 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 or AS-IS, WHERE IS basis, and no warranty or representation, either express 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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, Check, Mastercard & Visa, 4% convenience fee on credit cards.

INDIANA AUCTIONEERS ASSOCIATION

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SALE MANAGERS:
 Ritter Cox, 260-609-3306
 Phil Wolfe, 260-248-1191
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SCHRADER
 Real Estate and Auction Company, Inc.
 950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709
260-244-7606

ONLINE BIDDING AVAILABLE

Real Estate & Personal Property AUCTION
 Richland Twp • Whitley County, IN

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SCHRADER
 Real Estate and Auction Company, Inc.
 Auction held onsite at 1724 N. 450 W. Columbia City, IN 46725
9 am Personal Property • 11:30 am Real Estate
Saturday, June 10

Real Estate & Personal Property AUCTION

- Antiques, Primitives & Advertising
- Vehicles • Tractors • Farm Equipment
- Household • Furniture • Appliances • TV
- Lawn & Garden • Shop Equipment
- Farm Toys & Collectibles



Real Estate & Personal Property AUCTION
Saturday, June 10
9 am Personal Property • 11:30 am Real Estate

Whitley County, IN
 Auction held onsite at
 1724 N. 450 W. Columbia City, IN 46725



- Antiques, Primitives & Advertising
- Vehicles • Tractors • Farm Equipment
- Household • Furniture • Appliances • TV
- Lawn & Garden • Shop Equipment
- Farm Toys & Collectibles

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ONLINE BIDDING AVAILABLE



Real Estate & Personal Property

AUCTION

Saturday, June 10

42± acres

Real Estate at 11:30 am

AUCTION HELD ON SITE FOR REAL ESTATE AND PERSONAL PROPERTY: 1724 N. 450 W., Columbia City, IN 46725.

AUCTION LOCATION: Travel approx. 3.5 miles west of Columbia City, IN on US 30 to CR 400 W (Platner Rd) turn north (right) then travel approx. 7/10 mile to 450 W then north (right) approx. 1/2 mile to property.

TRACT DESCRIPTIONS:

TRACT 1: 3± ACRES which includes approx. 1700 sq ft, 1.5 story country, 3 bedroom home, nice home to re-furbish w/potential, excellent high setting view. Property also includes 40x48 shop building w/concrete floor, detached garage, small livestock shed, corn crib in large barn w/lean to. Investigate potential possibilities!

TRACT 2: 23.5± ACRES w/approx. 16.58 tillable acres, remainder includes small pond also excellent hunting acres. Potential for more tillable land, includes 60' owned access from 450W.

TRACT 3: 13.5± ACRES possible building site, pond w/large fish. Frontage on 450W, beautiful high wooded ridge, possible timber income or hunting or recreation. Combine w/Tract 2 for 39± acres diversified piece of property.

TRACT 4: 2± ACRES - "SWING TRACT" may be combined with any tract. Investigate combining with Tract 1 for 5 Acre mini farm. Or Tract 2 to add diversity to this combination of tracts.



INSPECTIONS:
Wed., May 17 • 4pm-6pm
Sun., May 21 • 1pm-3pm
Fri., June 9 • 10am-6pm
 Walk over inspections welcome!
 Call for private showing!



OWNER: Robert L. Anders Estate
SALE MANAGERS: Ritter Cox: 260-609-3306
 Phil Wolfe: 260-248-1191



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 Schrader Auction Co. - 800-451-2709.

Personal Property at 9:00 am

ANTIQUES, PRIMITIVES & ADVERTISING: Coca-Cola Porcelain Button • Raber Co-Op & Gravel Co. Thermometers • Ruan Transport • CC Freight Lines • Lime City Trucking • 10+ Seed Advertising & Street Signs • Tractor Manuals • JD, Sinclair & Phillips 66 Cans • Dekalb Seed Bag • S.P.D. Springfield & Adkin Valley Dairy Milk Cans • JD Milk Can Seat • IH Chest Freezer • Dietz Lanterns • 5+ Pitcher Pumps • Iron Skillets • Padlocks • Sad Irons • Crocks • Galvanized Tubs • Maple Syrup Buckets • Western Flyer Tricycle • Parrot Lard Tin • Trunks • Cast Iron Tractor Seats • 1 Btm Plow • Bent Wood Rocker & Barn Doors

FARM TOYS & COLLECTIBLES: 125+ Farm Toys (including 90+ John Deere Tractors, Precision Collectors Anniversary Special & Dealer Editions) • IH, White, AC, Ford, Structo Semi & Texaco Tanker

VEHICLES/TRACTORS/FARM EQUIP.: 1999 Chevy Silverado 1500 4x4 P/U • 1999 Dodge Sport Caravan • 1999 Chevy Gladiator 1500 Express Van • 1995 Olds Cutlass Ciera SL • 1985 Ford F350 Service Truck • 1982 Chevy Custom Deluxe 60 Box Truck • 1974 GMC 6000 Custom Grain Truck • 1973 Chevy Custom C20 w/Omaha Standard Metro Flat Bed • 1973 Ford LTD Station Wagon • Chevy S10 P/U • JD Tractors • JD 4430 w/Cab • JD 3020 (gas) • 2 JD B's • JD 60 & 70 • JD G • Case VAC, Massey-Harris Pony • Allis-Chalmers 190 XT • JD 2500 5 Btm. Plow • JD 1350-1450 4 Btm Plow • Brillion Cultivator • David Bradley Manure Spreader • Kewanee 9' Grader Blade • (3) JD Disks • Cultipacker • Harrows • Snow Machine Mod 5202 Snowblower • Hay Wagon • JD Quick Hitch • Hiniker Tractor Cab • Duals • Tires • JD Wheel Weights • JD Rims • Fuel & Poly Tanks • Hog Feeders • (3) Manure Spreaders • McConnell Power Arm w/Trench Bucket • Emco Gravity Wagon • 2 Prs. Pallet Forks • 3Pt. Rake • Oliver Mod. 3240 3 Btm Plow • Oliver Mod. 415 • Sickle Bar Mower • Oliver 4 Btm. Plow • (4) JD Sickle Bar Mowers (Dain, #2, 21051-H & H+) • (2) JD/Van Brunt Drills • (2) JD 2 Row Planters • 1 Btm, 2 Btm, 3 Btm. & 4 Btm. Plows • Steel Wheel Frame • 6X8 Flatbed Trailer • Wagon Frame • 1998 Palomino Colt Pop-Up Camper • Taurus & Arabian Campers • (2) JD Liquifire • (1) Yamaha Enticer 300 & (1) Arctic Cat Jag Snowmobiles • Suzuki TM 125 & Yamaha 175 Dirt Bikes • Tri-Axle Trailer • IH Steel Wheel Drill • 1994 350 LT1 Motor

LAWN & GARDEN: JD 110, 140 & 180 & F935 Riding Mowers • XT & XT120 Weed eaters • 330 Push Mower • FT. End Snowblower • 42" Snow Blade • 10' Windmill • Yardmachine Push mower • Lawn Trailer, Echo & Homelite Weed eaters • Keller 12' Ladder • Wheel Barrow • Coleman Lanterns • Aluminum Ramps • Tarps • Gas Cans • Yard Tools • Propane Tanks • Burn Barrels • Bicycles • 2 Saddles • Truck Box • 25+ Fence Posts • Barb Wire • Conduit • Copper Wire • Fishing Poles • Post Driver • Patio Rocker • Tin Roofing & Scrap Metal • Fimco Pull Behind Sprayer • 8+ Daisy/Crosman 760 Power/Pumpmaster BB • Pellet Guns • 10' x 12' Shed & Corn Crib

SHOP EQUIPMENT: JD HR1-20e Air Compressor • Battery Charger • 3 Ton Floor Jack • Tool Box • Craftsman 2 Pc. Tool Box • 4 Work Stations (2 New in Box) • Sawz-All • Lincoln Arc & PowerKraft 180AC Welders • Black Bull 20 Ga. Abrasive Blaster • Central Pneumatic Steel Blast Cabinet • Fleet Supply Air Compressor • Coil/Crimp I Model T-400 Space/Ring Crimper • Central Machinery 8" & 10" Bench Grinders • Clarke Metalworker • Guardian Power 16 Spd. & Cummins 12 Spd. Drill Presses • Century Battery Charger • Shopmate Grinder • Shop Air Hose Reel (New) • Bench Vises • 20 Ton Shop Press • Floor & Bottle Jacks • Jack Stands • Farm Hand 60 Gal. Air Compressor • Parts Cleaning Tables • Torch Set • Car Quest Cabinet • Barrel Pumps • Fire Ext. Gear Pullers • C Clamps • Mechanics Tool Kits • Honda Trash Pump • Socket Sets • Wrenches • Brass Fittings & Ext. Cords

HOUSEHOLD • FURNITURE • APPLIANCES • TV: Shawnee, USA & Calif. Maze Pattern Kitchenware • Aluminum Pitcher/Tumblers • Cutlery • Refrigerator Dishes • Mason Jars & Kitchenware • Tile Top Kitchen Table/Chairs • Glass Door Buffet • Oak Round Top Table • Brass Hall Tree • Drop Leaf Table • Lamps • File Cabinets • Metal Desk • Crosley Refrigerator • Stove • Washer/Dryer • Sony 32" Flat Screen TV

AUCTIONEERS NOTE: We will run 2 rings. Ring 1 will sell misc parts, shop tools, tractors, farm equipment, vehicles. Ring 2 will start at 9:30am on signs followed by toys. There are large quantities of parts and older farm equipment, some non-running vehicles, JD 4430 is only running tractor, other tractors for parts, 3 are in process of repair, large amount scrap iron. Loader available sale day. Bring your trailers.



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