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Real Estate Auction Terms & Conditions
PROCEDURE: The property will be offered at public oral auction.
DOWN PAYMENT: 10% of Bid Price down payment on the day of 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the approval of the Seller.



INSPECTION DATES:
 Tues., February 27, 2-4pm &
 Wed., February 28, 4-6pm

Auction

SATURDAY, MARCH 10
 10 AM Hand & Shop Tools ■ 11:45 AM Real Estate
 Large Equipment will follow Real Estate

804 Donaldson Dr., Kendallville, IN 46755
LOCATION: U.S. #6 just east of St. Rd. #3 south to Donaldson Drive. Turn north to location.

4200 sq ft steel frame building, 3240 sq ft shop area with 2-10'x11' overhead doors and 2 walk thru doors with its own bathroom, the 960 sq ft office area has a 10x10 and 10x12 separated office areas. The large reception area has wood trim and carpet, a brick gas ventless fireplace, storage room, and bathroom. Building is very well insulated and built in 1994. It's on a 122'x 130' (.37 acres) paved lot, on city utilities. Annual taxes are \$3989.00.

OWNERS: Aspen Construction
 Lee Richards 260-343-8757 or Greg Silvers 260-343-8911

AUCTION MANAGERS: Dean Rummel, 260-343-8511 & Robert Mishler, 260-336-9750
SCHRADER 260-244-7606 • 800-451-2709
 Real Estate and Auction Company, Inc. www.SchraderAuction.com

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Warranty 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 day of closing, immediately following the closing.
REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.
SURVEY: A new perimeter survey will be completed only if necessary for Title 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 & 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 "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 for credit card usage. There will be a 5% Buyer's Premium on all purchases.



BOBCAT T190 ■ SCISSOR LIFT ■ TELEHANDLER ■ TRUCKS ■ TRAILERS ■ ROLLER ■ BACKHOE ■ BUCKETS

Bobcat T190, 1400 hrs, air cond., power tach, auxiliary hyd. #531616 715 w/ 72" bucket • **68" bucket** w/ teeth • **pallet forks** • **Skyjack SJIII 3219** scissor lift, battery, 163 hrs, 26' working ht • **Economy CS 2033-XT** scissor lift, 33" wide, 90" long, 3' front extension cage, 20' platform ht., 26' working ht • **Amida Whiteman** Sund Honda powered self-propelled stand on dump buggy, poly concrete dumper • **Case Vibromax** diesel walk behind vibrating dbl. roller • **Baker Otis LP** forklift 3000# • **Woods 7500** skid-steer backhoe w/ 8" 12" 24" buckets • **IR 4 cyl** gas screw compressor, only 555 hrs. • **Butler 15'** steel tilt-bed tandem axle trailer w/new axles, springs, tires & rims • **2002 GMC 3500** cut off van w/ 10' van box bed, roll up door & ramp, 36K mi. • **1997 Isuzu** single axle V8 gas, duals, auto trans., 81K mi. w/ Henderson Chief 10' landscape dump bed • **2009 GMC** Serria 1500 reg cab, 8' bed, 95K mi. • **Bil-Jax** tandem axle, fork lift & scissor lift 10' trailer • **Gradall 534C** 6000# telehandler 13.00-24 tires, Cummins, 4x4, 4 wheel steer, 34' leveler • **Protrak 20+5 GN** trailer, 3 ramps, dual wheels, 102" wide • **2000 Haulmark**, 7'6"x 12' HD tandem axle cargo trailer w/ reinforced ramp door & floor, alum. wheels, insulated & interior lights, used to haul lifts • **Wacker** packer w/ Honda 5.5 hp eng. • **Mighty Mac** vacuum/chipper, gas powered w/ bagger, like new • **20' truck** van box for storage w/ rollup door • **boom pole** • **work basket** for forks

HAND TOOLS ■ LAZERS
 Milwaukee, Hilti, DeWalt, Makita elec. corded drills, saws, drywall drivers • **Bostitch** Senco, Accuset air finish & framing staplers, nailers • **DeWalt** elec. shears • **2 Senco** 14V drywall drivers • **Hilti TE7** drill • **Porter Cable** worm drive saw • **DeWalt** 18V & 20V cordless sets • **Hitachi** drywall gun • **Milwaukee** corded band saw • **Hilti TE10A** cordless drill • **Senco** roofing guns • **Milwaukee** hammer drills • **air impact tool**



set • **7" & 9" angle** grinder diamond cap att • **Skill 736** Roto hammer & bits • **DeWalt** level laser • **dual blade** siding saw • **Makita** sanders • **Senco** cordless finish nailer • **Hitachi** corded grinder • **DeWalt SDS** • **Pasloide** finish & framing gas powered guns • **Spectra** Precision laser w/ stick & tripod • **Pentax** Transit laser & tripod

CONCRETE
Whiteman power troweler • **(2) Bartell** power trowelers • **Stow** 3 bag gas powered concrete mixer • **Stow** 2 bag concrete mixer • **(2) Stihl TS420** concrete saws • **Partner** concrete saws • **various** sizes metal & masonry drill bits • **Bosch 110V** elec. jack hammer & bits • **elec.** cup grinder, diamond blade • **Hilti DX460** ramset • **Target** masonry saw w/ stand • **(3) air** jack hammers, various sizes • **jack** hammer air hoses • **elec.** concrete vibrator • **(3) bull** floats, 36" brooms & rollers • **Honda** power screed w/ magnesium float • **Stow** concrete walk behind saw, Honda eng. • **tampers** • **rod** cutter & bender • **concrete** saw caddy • **concrete** blankets • **several** alum. screeds & handles • **concrete** hoes, shovels, trowels • **flat** & round concrete stakes • **numerous** saw blades & metal cut off blades • **(3) Hilti** demo/ hammer drills TE75 & TE24

WOODWORKING & AIR COMPRESSORS
DeWalt 12" mitre saw w/ table • **Makita & DeWalt** chop saws • **Craftsman** sliding mitre saw • **Craftsman** radial arm saw • **Craftsman** table saw w/ fence • **Shop Fox** 6" jointer • **Campbell** Hausfeld air compressor • **Delta** 8" bench grinder • **Delta** floor model drill press • **DeWalt** small air compressor • **(2) Engle** air compressors

WELDERS ■ GENERATORS ■ PIPE THREADER ■ METAL & ALUM BRAKES ■ BENDERS
Lincoln AC/DC welder B/S 16 h.p. engine on cart, long leads • **Miller & Lincoln** welders • **Honda** 13 hp power washer • **Champion** 5000 gas generator, like new • **Honda** EW171 generator • **Rigid** 300 elec. pipe threader, oiler, 2 sets of adj. dies for 1/4" to 2" pipe & 2 1/2" to 4" pipe • **Central** metal

brake • **alum.** siding brake • **Greenlee** 881G conduit bender, hyd. pump & hose, shoes & follow bars for 2-1/2" & 3" emt, imc & rigid conduit, w/ equip. box • **Greenlee 882CB** (known as fliptop bender) frame, hyd. cylinder, conduit shoes & follow bars for 1-1/4", 1-1/2", & 2" Emt, w/ equip. box • **Greenlee 686** cable puller, 2500 lb winch, chains, 300 ft Greenlee rope, pulleys & equip. box

BIL-JAX SCAFFOLDING
Bil-Jax stabilizers • **Bil-Jax** drywall jacks • **10 sections-** Bil-Jax 4' scaffolding • **Scaffold** cross arms • **drywall** scaffolds • **17 sections-** Bil-Jax 6' walk-thru scaffolding

MISC. construction related items accumulated after 33 years in business
log chains & binders • **welding** rods • **welding** table & vice • 1/2" & 3/4" socket sets • **box** end wrenches, up to 2 3/8" • **channel** locks, vice grips • **(12) padlocks** all keyed the same • **(5) bolt** cutters various sizes • **several** measuring tapes & wheels • **lots** of heavy duty ext. cords • **hyd.** jacks • **48" T-squares** • **levels** • **air** paint guns • **Keller** & Werner fiberglass stepladders • **fiberglass** ext. ladders • **large** elec. fan • **linoleum** roller • **8-standing** seam crimpers • **Anderson** patio door • **safe** mover • **36" x 7' door**, new w/ frame • **ceramic** tile • **laminated** & vinyl flooring • **various** rolls of alum. flashing • **6x6**, 4x6 & 4x4 posts • **steel** grating • **steel** cabinets & shelving • **several** poly wheelbarrows • **shop** vacs • **LP** & elec. space heaters • **bar** clamps • **several** good fire extinguishers • **several** temporary elec. services • **alum** 20' walking plank • **poly** wheelbarrow • **large** asst. of forks, shovels, rakes • **alum.** 12' truck dolly ramp • **pallet** jack • **material** rollers • **dolly** cart • **paint** sprayers • **(2) job** boxes • **(2) alum.** truck tool boxes • **spools** of elec. wire, various sizes • **all types** of fasteners, screws, nails, staples, anchors, Ram sets, Tapcons, etc.

OFFICE FURNITURE
(2) oak office desks & matching chairs, nice, handmade • **7' conference** table & chairs • **HP** copy machine.



more photos on our website: www.SchraderAuction.com