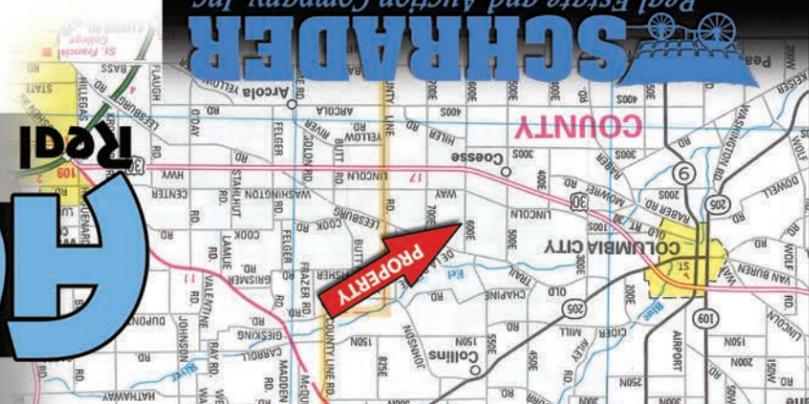


AUCTION

Real Estate & Personal Property

Columbia City, IN • Whitley Co



SCHRADER
Real Estate and Auction Company, Inc.
CORPORATE HEADQUARTERS
950 N. Liberty Dr, Columbia City, IN 46725

APRIL 2018

SUN	1	2	3	4	5	6	7
MON	8	9	10	11	12	13	14
TUE	15	16	17	18	19	20	21
WED	22	23	24	25	26	27	28
THU	29	30					
FRI							
SAT							

AUCTION MANAGER:
RITTER COX, 260-609-3306
#AC63001504 • #AU08600254

Follow us on:
f Facebook
v YouTube
a Get our iOS App



SchraderAuction.com
800-451-2709

Columbia City, IN • Whitley Co

AUCTION

Real Estate & Personal Property

1099 S. 600 E., Columbia City, 46725



24.8±
acres
Offered in 2 Tracts

SATURDAY, APRIL 14
10:00 am Personal Property
11:00 am Real Estate

SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709
schraderauction.com

24.8±
acres

Offered in 2 Tracts

SATURDAY, APRIL 14

10:00 am Personal Property • 11:00 am Real Estate

- 3,174 sq ft, 1 Story Home w/Finished walk-out Full Basement
- Tractors • Backhoe • Mowers • Cadillac Car
- Farm & Livestock Related
- Furniture • Misc Household

800.451.2709
schraderauction.com
SCHRADER
Real Estate and Auction Company, Inc.

1099 S. 600 E., Columbia City, 46725
West of Fort Wayne, IN approx. 8 miles
East of Columbia City, IN approx. 6 miles
Excellent location with east access of of US 30



AUCTION

Columbia City, IN
Whitley County
Real Estate & Personal Property



AUCTION

Columbia City, IN • Whitley Co.

24.8±

2 Tracts

acres

Real Estate & Personal Property

SATURDAY, APRIL 14

10:00 am Personal Property • 11:00 am Real Estate

1099 S 600 E,
Columbia City, IN 46725

PROPERTY LOCATION: From US 30 & Co Rd 600 E intersection, travel North on 600 E approx. 1.3 miles to property on the right.

West of Fort Wayne, IN approx. 8 miles
East of Columbia City, IN approx. 6 miles
Excellent location with east access off of US 30

TRACT DESCRIPTIONS:

TRACT 1: 4± ACRES which includes 3174 sq ft 1 story home w/finished walk out basement, home has 3 bedrooms, 2 1/2 baths, Immaculate kitchen w/Quartz counter tops, lots of cabinet space, full basement w/open concept, exercise room/extra bedroom, rec room, 352 sq ft full season room with great view, Masonary chimney w/wood stove which is incorporated into heating system, 232 sq ft of open porches. Home custom built construction, 2x6 walls extra insulation, 2017 bathroom remodel, 2011 new roof, 2012 kitchen countertops, yard is surrounded by large mature trees, picturesque setting w/great views. Don't miss a chance to buy a house that offers good privacy.

TRACT 2: 20± ACRES tillable land partial pasture land. 2018 farming rights.

OWNERS: DENNIS & JEWEL MARTIN
SALE MANAGER: RITTER COX,
260-609-3306



OPEN HOUSE:

Thursday, March 15 • 4-6 pm
Sunday, March 26 • 2-4 pm
Sunday, April 9 • 2-4 pm
Or By Appointment



FURNITURE • MISC HOUSEHOLD

- Large oak entertainment center (nice)
- Maytag refrigerator, SS, bottom freezer
- 3pc Oak King size bedroom suite, dresser w/mirror, wardrobe
- Complete King size bedroom suite, 2 night stands, large dresser w/mirror, headboard mattress & frame
- Leather recliner
- Wood dinner table w/6 chairs
- (2) End tables
- TV Stand
- (2) Floor lights
- Wet bar
- (2) Padded high back chairs
- Roll top desk
- Frigidaire elec. dryer
- Misc household items due to moving

TRACTORS • BACKHOE MOWERS FARM & LIVESTOCK RELATED CADILLAC CAR

- JD 300 construction loader backhoe, 14.9x24 tires, gas, pto, 3pt w/material bucket, backhoe bucket
- 1973 AC 170 gas tractor, WF, 16.9x28 tires, 2 remotes, 3pt, pto, 2nd owner (new clutch)
- 9' Rustler 2 horse trailer
- 7'x14' Flat rack wagon
- 10' Howse rotary mower, pull type
- 7' Grader box w/scarifier teeth
- 7' Loftness snow blower (like new)
- Set of 16.9x28 tire chains
- 10' Ford 100# suit case weights
- Cub Cadet 1650 lawn tractor w/51" deck
- Cub Cadet 1450 lawn tractor w/48" deck
- Cub Cadet 129 lawn tractor w/48" deck
- Graverly L model w/deck, tiller, rotary plow, sickle
- Graverly for parts
- 9' NI sickle bar mower
- Danuser 3pt post hole digger, 9" and 12" augers
- Set manure forks JD hookup
- Huskee 35 ton log splitter, gas, optinal upright (like new)
- 12' spring tooth
- 10' wheel disc
- 9' cultipacker
- Tractor grass seeder
- Oliver 344 3btm plow, 3pt
- 8' Grader blade, 3pt
- Rear tractor weight, 3pt
- 1' Backhoe bucket
- Pickup type 2 wheel trailer
- 7' Rotary mower
- Cement mixer, elec.
- (2) 500 gal LP tanks
- Holbart welder
- Horizontal air compressor, 220v
- Honda 1400 generator
- Wood corner post
- Misc galvanized gates
- Cords of firewood
- (2) live traps
- Misc 3pt hitches
- (2) trailer axles
- 7' Fence post
- Plastic tile
- Dog house
- Dog Watch underground fence system, Performance R8 system, (2) Collar receivers
- Platform scales
- Misc cables & chains
- 3pt fence roller
- JD 300 rock shaft



AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 24.8± acre unit. 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: Tract 1: If the home sells separate than a \$10,000 down payment on the day of auction is required. Tract 2 or any combination bid, then 10% down is required. 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
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.