



FARM HOUSE • MOBILE HOME • HORSE FACILITY

REAL ESTATE AUCTION PERSONAL PROPERTY

6925 BLACK ROAD, NEW HAVEN, INDIANA

SATURDAY, AUGUST 29TH • AUCTION HELD ON SITE  
PERSONAL PROPERTY @ 10AM, REAL ESTATE @ NOON

REAL ESTATE: This a great income producing property with 3 rental units consisting of the following:

**Mobile Home** - a nice well maintained 1988 12x72 mobile home with additional kickout 2 bedrooms, 2 full baths, kitchen with newer gas range, newer water heater, stack washer and dryer, nice front porch access with new windows and coated roof. Rents for \$850.00 a month.

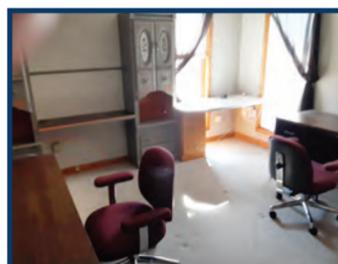
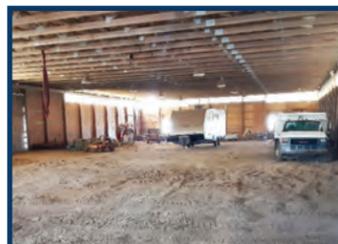
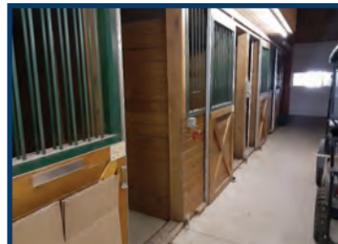
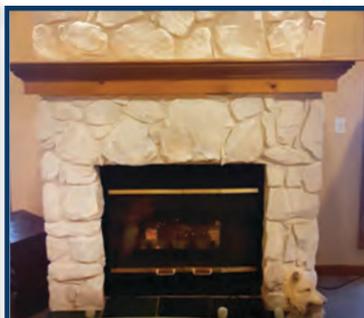
**Farmhouse** - 2 story farmhouse has been converted into a duplex with approx. 1000 ± sq. ft. Upstairs with its own private entrance 1 bedroom, 1 bath, like new washer and dryer. Downstairs apartment has approx. 1400 sq. ft. with 2 bedrooms, 1 bath, living room, kitchen, (all appliances stay) newer stack washer and dryer. The duplex has a 3-car garage, (1 space for the upstairs and 2 spaces for downstairs apartment). The duplex rents for \$1,400 a month (\$600 up/ \$800 down). All utilities were paid by the landlord, and all 3 of the LP tanks are leased from United Oil Company.

**Horse facility with beautiful living quarters** - The barn addition was built in 1993 with riding arena added in 1996. The riding arena is 65' x 150' with 14' sidewalls with OSB over metal, insulated roof. There is a 20' x 40' area for hay storage and an additional garage area. There are 13 horse stalls; 8 like new that are 9' x 12' and 5 older stalls that are 8' x 10'. There are (2) 12' x 12' overhead and (2) 12' x 12' sliding doors and one 8' sliding door. Also has a heated wash area.

The living quarters has 2 full and 2 half baths, 3 bedrooms. A den office, kitchen with bar, dining room with beautiful fireplace (wood burning or gas log) spacious family room area. Consider this: a great space to live in and the rentals make your payment! Other income opportunities for boarding, training, lessons, etc.

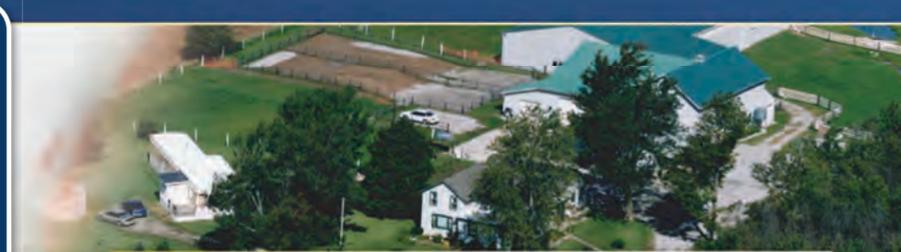
Please note: an additional 6± acres of pasture can be leased at only \$100.00/acre for the entire season from April 1st until October 1st, 2021. Also note \*an additional 16± acre will be available within the next 5 years. The buyer of the property at auction will have first right of refusal on the additional 16± acres.

This property has been zoned commercial retail and was formerly a tac & western store (GOLD STAR SADDLERY). A small portion is currently a beauty salon. The beauty salon will be moving to a new location soon after the auction.

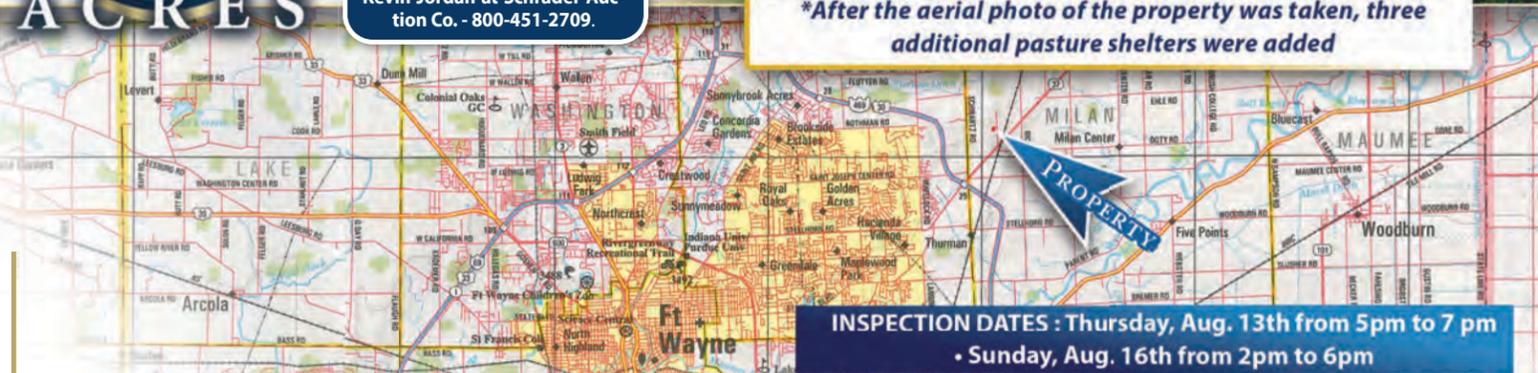


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ACRES

ONLINE BIDDING AVAILABLE  
You may bid online during the auction at [www.schraderauction.com](http://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.



\*After the aerial photo of the property was taken, three additional pasture shelters were added



INSPECTION DATES: Thursday, Aug. 13th from 5pm to 7 pm  
Sunday, Aug. 16th from 2pm to 6pm

**EQUIPMENT & TOOLS:** Lincoln Arc Welder • Meat Slicer • Toolbox on castors • 10-12 misc. Boys and Girls bicycles • Rabbit and Dog Cages • Assorted Buckets • Misc. Hand Tools • Seeder (mounts on 4-wheeler) • 25-gal sprayer w/10' boom • Power Tools • Stainless Steel Slide for pond • Saddles and Tac: 3 Western Saddles, 1 Pony Saddle, 1 English Saddle, and Assorted Tac and Equipment • 2008 Kubota Diesel RTV 900 utility vehicle w/mounted blade/cab (nice!) • 1 Gt52 x 45 Husqvarna riding mower w/bagger • Huskee 22 ton vertical/horizontal log splitter • Gas welding, cutting and heating torch kit • 6' grader box • 2 bottom 14" three-point hitch plow • Tarter cattle head gate (like new) • 12" wheel disk • 12' spike tooth harrow • Honda trail bike • SS round bale feeder • Assorted gates • Bumper hitch 16' tandem axle livestock trailer (like new) • 6 x 4 John Deere gator • Snowplow

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**GUNS:** Dikar Spanish 45 Cal black powder pistol • Remington 22 LR Lesmok semi-automatic rifle • Remington model 22 Cal 55 semi-automatic rifle • Marcin 22 Cal model 100 bolt action rifle • Winchester model 94 legendary frontiersman (silver plated) with original box • Winchester model 94 Antler game model (gold plated) 30/30 20 inch barrel in original box

Also included are Furnishing and Household items, such as antiques, table lamps, and a collection of over 50 collectable kerosene decorative lamps.



**AUCTION TERMS & CONDITIONS**  
**DOWN PAYMENT:** 10% of the total Bid Price is due after the auction of the property on auction day. With the balance in cash at closing. The down payment may be in the form of cash, cashier's 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.  
**APPROVAL OF BID PRICE:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of auction. The final bid price is subject to the seller's acceptance or rejection.  
**DEED:** Seller will provide warranty deed.  
**EVIDENCE OF TITLE:** Seller will provide title insurance in the amount of purchase price.  
**REAL ESTATE TAXES:** To be pro-rated to closing date.  
**CLOSING:** To occur approx. 30 days after the auction date, or approximately 15 days after proof of insurable title.  
**POSSESSION:** To be approximately 30 days after closing.  
**EASEMENT:** The sale of the property is subject to any and all easements of record.  
**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.**