



REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 5 individual tracts (subject to "swing" tract limitations, any combination of tracts and as a total 80 acres. 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% of the accepted bid price as down payment on the day of auction with the balance in cash at closing. 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). Real estate sold subject to all rights of way, legal highways, leases and easements of public road.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of proof of marketable title. Closing costs shall be split 50/50 between Buyer(s) and Seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession is at closing, subject to farm tenants' rights through December 31, 2011.

REAL ESTATE TAXES: Seller shall pay 2011 taxes due in 2012. Buyer shall assume taxes for the 2012 calendar year.

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. Combination purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.

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.

EASEMENTS: Subject to any and all existing easements.

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.
OWNER: Mary L. Nash Revocable Trust.

80± ACRES
in 5 tracts
&
MAJOR ANTIQUE & COLLECTIBLES AUCTION



800-451-2709
SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

SCHRADER REAL ESTATE & AUCTION CO., INC.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709
#AC63001504 #AU01005815

NOVEMBER 2011						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		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			



CB-349

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Mary Nash Trust
ELKHART CO. HARRISON TWP.

TWO AUCTION EVENT

80± ACRES **TUESDAY, Nov. 22 • 6 PM**
in 5 tracts

SCHRADER
Real Estate and Auction Company, Inc.

62 ACRES PRIME FARMLAND • CENTENNIAL FARM • BEAUTIFUL COUNTRY HOMESTEAD • EXCELLENT HUNTING & RECREATIONAL ACREAGE

&

MAJOR ANTIQUE & COLLECTIBLES AUCTION

SATURDAY, NOVEMBER 19 • 9:30 AM

27679 COUNTY ROAD 32, ELKHART, INDIANA

HUGE MULTI-GENERATIONAL COLLECTION OF:
ANTIQUES • COLLECTIBLES • GLASSWARE • PRIMITIVES • FURNITURE
TRUCK • TRACTOR • MANY 1800'S "TURN OF THE CENTURY" PIECES



80[±] ACRES in 5 tracts

TWO
AUCTION
EVENT



TUESDAY, NOVEMBER 22 • 6 PM

PROPERTY LOCATION: Property located 4 miles north of Wakarusa on SR 19 to CR 32. Then east ¼ mile to 27679 CR 32, Elkhart, IN 46517

AUCTION LOCATION: Raymer Mennonite Youth Center, 24647 CR 44, Nappanee, IN 46550. Located 3 miles east of Wakarusa on CR 40 to CR 11, then south 2 miles to CR 44, then east ½ mile.

TRACT 1: 3.25 acres. Wonderful country home-stead that includes large 2 story home built in 1906. Original oak woodwork and doors. Many mature trees along with well maintained barn and machine shed. Perfect opportunity for 4-H or family projects.

TRACT 2: 29.4± acres. Excellent farm land, all tillable, consisting mainly of Crosier and Brookston Loam soils.

TRACT 3: 16.8± acres. Wooded tract with wonderful hunting and recreation opportunities. Has 50' frontage and access from CR 32. Any home construction on this tract would need to be approved by the Elkhart County Planning Board.

TRACT 4: 27.9± acres. "SWING TRACT" Excellent tillable farm land consisting mostly of Crosier and Brookston soils. This tract must be bid in combination with a tract/tracts providing road frontage or by an adjoining land owner.

TRACT 5: 2.4± acres: "SWING TRACT" Tillable land with frontage on CR 32. Due to the size of this tract, it must be purchased in combination with an adjoining tract or by an adjoining landowner.

NOTE: Tracts 4 and 5 may be combined and bid on together.



MAJOR ANTIQUE & COLLECTIBLES AUCTION SATURDAY, NOVEMBER 19 • 9:30 AM 27679 COUNTY ROAD 32, ELKHART, INDIANA



TRUCK AND TRACTOR: 1963 GMC pickup V-6, VIN#1502PG11608, showing 79,189 miles, 5 speed manual, blue • Ferguson -30 ser#100295 utility tractor 6 speed, 3 point, PTO



MACHINERY AND LAWN AND GARDEN: Parker 131 gravity wagon with side extensions, 95L-14 tires, good running gear • Gravely mod.#L6S684 w/mower and garden plow • John Deere LX 172 lawn tractor 38" cut • 2 wheel garden trailer • 6' Servis brush mower • Ford 726 grader blade 6' • cement mixer • McCulloch Mac 10 chain saw • AC wheel weights • bench grinder • hand tools • lawn and garden tools • extension ladder • stock tank • chicken feeders • large quantity of lumber • old doors and windows • Bremen tank heater • dairy tank level indicator



FARM PRIMITIVES: Large copper kettle • many milk and dairy cans and crates • milk can cart • reel mower • wood tool boxes • carpenters boxes • copper washing machine • 16 milk stanchions • rooster wind vane • sit on grinding wheel • chicken feeders • wooden wheel axle and wooden spoked wheels • wrought iron planters • pitcher pumps • cream separator • tub stands • wood incubator • apple butter stirrers • old bricks • many old tools and primitive tools



ANTIQUES AND COLLECTIBLES: wood cutter sleigh, nice condition • vintage green glass floor lamp • Chicago Telephone oak wall phone, Elkhart IN • many oil lamps • dozens of crocks and crock bowls, many shapes and sizes • several wood bowls • 8 Texas Ware bowls • several quilts • quilt tops • tied comforters • enamelware and graniteware • leather button shoes • vintage dresses and clothing • hand bags & purses • ladies gloves • Goshen IN Cornell Bros. scratch jug • Studebaker brass tags • Associated Milk Producers metal sign and thermometer in box • hundreds of 1800-1900 books • Agriculture and Family Almanacs 1907-1948 • fancywork • linens • tablecloths • Dionne Quintuplets fan • German bibles • 1929 Indiana chauffeurs license • old papers, old postcards, old cards, & old Christmas cards • old Christmas ornaments • Silver Christmas Tree



TOYS: Hot Rod pedal race car • several Ertl tractors and implements • JD 4 bottom plow • Buddy L Cook Coffee van • many dolls • wood puzzles and games • large box of clay marbles



GLASSWARE AND PORCELAIN: Altwasser Silesia Germany China service for 12 • RS Prussia berry set • Royal Daulton Figurines, Janet#1537, Cissie 1809, Lynsey 3043, Top of the Hill #1937 • collection of Fenton: new and



old 100 + pcs, many hand painted • collection of yellow and Vaseline iridescent pieces • many carnival glass bowls • Vaseline hen on nest • yellow depression glass, place settings • many hen on nests • painted GWTW lamp • Henry Ford Greenfield Village by Iroquois china service for 8 • 100+ pcs Spode Christmas china, new in box • Mason's red transfer ware tea set • Fostoria red coin glass candy dishes • assorted dishes • hundreds of collectible glass & porcelain items • German and Austrian china plates and other items • assorted green and pink depression glass • blown glass with overlay blue lemonade set

STERLING-COINS-JEWELRY: 43 pcs. Towle sterling flatware service for 10 • William Rogers silverplate ser. for 12 • 25 Morgan and Peace silver dollars • large collection of costume jewelry • South Bend 15 jewel ladies pocket watch • gold wedding bands • gold filled rings and bracelets • Ladies Warwick gold watch

NEW COLLECTIBLES: 60+ Longaberger baskets, many new, collectors editions, large and small, with liners and protectors • 200 + collector plates in original boxes • 25 Effanbee dolls new in box • new Fenton glassware many in boxes

ANTIQUe FURNITURE: Walnut jelly cupboard • 2 pc step back cupboard • Victorian dresser with glove boxes • enamel top table • 2 Empire chests • several bed frames, border bed, metal beds • cedar chests • immigrant chest • oak washstand with towel bar • massive Morris recliner with claw feet • 2 tiger oak library tables • several rope beds • 15' harvest table • set of 6 oak T-back chairs • many primitive and painted chairs • fern stands • Antique ice chest

ETHAN ALLEN FURNITURE: cherry drop leaf table • 6 cherry ladder back chairs, rush seats, set of 6 • cherry china cupboard • drop front secretary desk • bookcase • side chairs • serving tea cart • silverware chest • coffee table • end tables • rocker • stools • wall mirror • magazine rack

FURNITURE: maple 4 pc. Bedroom suite • kneehole desk • cherry bedroom suite • cherry chest on chest • sofa • living room chairs • many lamps and tables • oak finish dinette set

HOUSEHOLD & MISC: Multi-Mixer milk shake machine • Mc Laughlin multi shake machine • SS double sink • cookware • small kitchen appliances • housewares • decorator items • bedding • sheets • pillows • fans

2 - 3 Auction Rings!



Personal Property Terms: Cash, Check, Mastercard • Visa, with a 3% convenience fee added to charge card purchases. All items sold with "No Reserve", and As-Is! Seller nor Auction Company are not responsible for accidents on property! Lunch Served.

**AUCTION MANAGER: JERRY EHLE, 260-749-0445
OR 866-340-0445**

**PERSONAL PROPERTY PREVIEW: FRI., NOV. 18
FROM 9 AM - 5 PM**



**AUCTION MANAGERS: R. D. SCHRADER, 800-451-2709
& LEE BEER 574-518-9109**

**REAL ESTATE OPEN HOUSE DATES: SAT., OCT. 29
2-4 PM & WED., NOV. 2 • 4-6 PM
Call Lee Beer for private inspections.**



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Real Estate and Auction Company, Inc.