

Leesburg & Warsaw

Real Estate and Farm Equipment AUCTIONS

Kosciusko County, Indiana • Plain Township • Warsaw Community Schools

189 ± ACRES

4 Tracts
in 3 Locations

- Large Parcels of Productive Tillable Farmland
- Real Estate at the Leesburg Elementary School
- Farm Equipment at Tract #1



Real Estate • 7pm
Monday, November 5
 Farm Equipment • 10am
Wednesday, October 31



189 ± AC.

4 Tracts in 3 Locations

OCOTBER/NOVEMBER 2012

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	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17

Auction Managers:
 Gannon Troutner & Gary Bailey
 800-659-9759 • 574-354-7822
 #AC63001504, #AU09200000, #AVU11000010
 800-659-9759 • GaryBaileyAuctions.com

TRACT 2

Leesburg & Warsaw

189 ± AC.

4 Tracts in 3 Locations

AUCTIONS

Real Estate and Farm Equipment

- Large Parcels of Productive Tillable Farmland
- Real Estate at the Leesburg Elementary School
- Farm Equipment at Tract #1



Real Estate • Monday, November 5 • 7pm
 Farm Equipment • Wednesday, October 31 • 10am

AUCTIONS

Real Estate and Farm Equipment

SCHRADER
 Real Estate and Auction Company, Inc.
 www.schraderauctions.com
 Follow Us: YouTube, Facebook, Twitter
 Schradler Corporate Offices
 P.O. Box 508, 950 N. Liberty Dr.
 Columbia City, IN 46725
 800-451-2709 • 260-244-7606



189[±] AC.

4 Tracts in 3 Locations

Real Estate and Farm Equipment AUCTIONS

Farm Equipment • 10am Wednesday, October 31

Equipment Auction held at Tract 1, north of Leesburg.



Real Estate • 7pm • Monday, November 5

Bid your price on your choice of tract or any combination of tracts.

Leesburg & Warsaw

PROPERTY LOCATION: **Tract 1:** On the north edge of Leesburg on SR 15. **Tract 2:** From SR 15 on the south edge of Leesburg, turn east on CR 600 N to Old SR 15 then turn south to CR 575 N, then turn east to the farm on the south side. **Tracts 3 & 4:** On SR 15 in Warsaw north of US 30 turn east on CR 350 N (at Othy) 1.5 miles east to CR 100 E then turn south 1/2 mile to CR 300 N, turn east to farm on south side of road. For Tract 4 continue past Tract 3 to CR 175 E turn south 1/2 mile to Tract 4 on the west side just past Osborn Rd.

AUCTION LOCATION: The Leesburg Elementary School in Leesburg at the intersection of Armstrong Road and Old State Road 15.

The land totals 189.93 acres according to information taken from Kosciusko County records. You are closing on acreage according to county records.

For Soil Maps & Information Visit Our Website

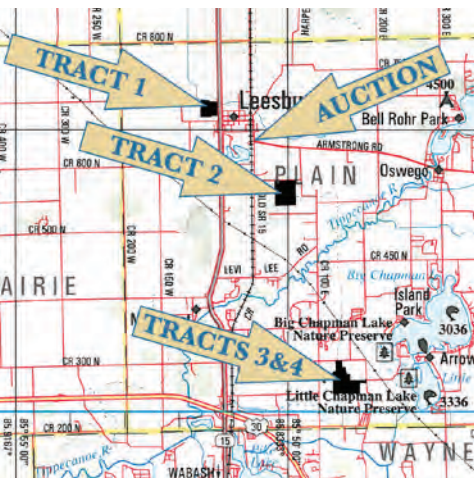
TRACT INFORMATION

Tract #1: 36.36 +/- acres. Nearly all productive, tillable acreage and 81'x80' steel storage building, clear span steel rafters and on I-beam frame, roof replaced 5 years ago with road frontage on SR 15. Parcel ID: 029-030-001.A.

Tract #2: 70.60 +/- acres. Nearly all productive tillable land on CR 575 N. Parcel ID: 029-061-006.

Tract #3: 61.93 +/- acres. All open and tillable land. Road frontage on CR 300 N. Parcel ID: 029-134-001.

Tract #4: 20 +/- acres. Mostly tillable productive land and potential building site. Road Frontage on CR 175 E. Combine Tracts 3 & 4 for 81.93 total acres. Parcel ID: 029-133-002.AAA.



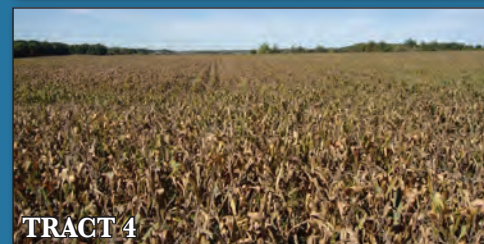
TRACT 1



TRACT 2



TRACT 3



TRACT 4



TRACTORS • COMBINES • HEADS

• 1979 John Deere 8640 Tractor, SN 1605, 4WD, Original Paint, 20.8-38 Duals, Triple Remotes, 3 pt., PTO, Quick Hitch, 3242 pre-harvest hrs. • 1964 John Deere 4020 Tractor, Diesel, SN 85984, Original Paint, 18.4-34, Power Shift, Dual Remotes, PTO, Quick Hitch, 4486 hrs. Excellent condition • 2008 John Deere 2520 Utility Tractor, HST, SN LV2520H407122, MFWD, 3 pt., PTO, Quick Hitch, 522 hrs., with JD 200CX Loader • 1981 John Deere 7720 Combine, Turbo, 30.5-32 & 16.9-26, Chopper, Hydro, Rear Wheel Assist, Shows 1429 hrs. • 1978 John Deere 6600 Combine, SN 304922, 404 Eng., 28.2-26 & 14.9-24 RE, Chopper, Hydro, Rear Wheel Assist, 3774 hrs. • John Deere 643 High 10 Corn Head, SN 3217 • John Deere 653A Bean Head (100 ac. On new belts) SN 630401 • John Deere 216 Grain Table, SS Bottom Bolt On Section, SN 485371

TRENCHER • MINI-TRAC EXCAVATOR

• Ditch Witch Trencher on tracks (hand powered), Wisconsin Engine • Kubota KH007 Mini Backhoe on new Rubber Track, SN 13469

TILLAGE EQUIPMENT • PLANTER • DRILL • WAGONS

• John Deere 750 No-till Drill, 15', 3 pt., SN 28283, Dawn HD Marker • John Deere 7000 Planter, 12 x 30, FF, Finger pick-up, Tractor 200 monitor, bean meters, lock & load insecticide, Ausherman no-till coulters • John Deere 235 Disc, 22', Wing Fold • Glencoe Soil Saver w/5 bar flex harrow, 11 shank • Woolrich 2500 Field Cultivator, Walking Axles on Wing & Main Frame, 4 Bar Tine Harrow • Burch Danish Tine Cultivator, 6 x 30 • DMI Hydraulic Fold Crawler, 23' • Frontier GMC 1060R Finish Mower, 5' 3 pt. • Orthman Industrial Soilmover, 10', PS1025 • Kilbros 400 Wagon, Kewanee #47 Gear • JM 250 Wagon, Kewanee #47 Gear • John Deere 963 Running Gear • 18.4-34 Duals (2) • Used Gathering Chains for JD 20

FUEL TANK • SPRAYER • TOOLS

• 500 gal. Skid Fuel Tank w/elec. Pump • 50 gal. Sprayer, 3 pt., 10' Boom & PTO pump w/hand gun • 5'x10' Steel Flat Bed Trailer • Work Bench • 36' Alum.Ext. Ladder • Cables • Atlas Drill Press • DeWalt Grinder • Craftsman 19.2v Battery Drill & Light • Chicago Pneumatic Air Impact Wrench • Acetylene Tanks, Torch & Cart • John Deere Battery Powered Grease Gun • Grease Guns (2) • Portable Air Compressor /8 hp Motor • Air Hose • Air Chisel • Elec. Drills (2) • Misc. Hand Tools including sockets, ratchets, wrenches • Tool Chest • Brass Pounding Rod • Belt Sanders (2) • Schumacher Battery Charger • (2) McCulloch Chain Saws -20" Bar & 16" Bar • Misc. Lawn & Garden Tools • Pruners • Tile Scraper • Lights



Real Estate Terms and Conditions:

PROCEDURE: Tracts 1-4 will be offered in individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Sellers will provide a Warranty deed.
EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 15 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing subject to harvest of crops.
REAL ESTATE TAXES: The taxes shall be pro-rated to the date of closing.

SURVEY: There will be no new surveys as each tract has an existing legal description.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's

agents or Sellers. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**

Inspections: Walk over or call the sale managers for private inspections.

Owners: Richard & Peggy Klopenstein
Auction Managers:

Gannon Troutner • 574-354-7822
gannon@GaryBaileyAuctions.com or
Gary Bailey • 1-800-659-9759
gary@GaryBaileyAuctions.com

GaryBaileyAuctions.com
or **SchraderAuction.com**