

OFFERED IN 4 TRACTS

120+ ACRES

TUESDAY, SEPTEMBER 9, 6 PM

held at Hamilton Town Hall

Real Estate Auction:

SATURDAY, SEPTEMBER 6, 10 AM

held on site

Personal Property Auction:

SCHRADER Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

- PRIVATE SETTING WITH MATURE TREES & OUTBUILDINGS
- HISTORIC FARM HOUSE WITH TRAILS
- MANICURED WOODS WITH GREAT HUNTING PROPERTY
- Tractors, Farm Related Equipment & Misc., Riding Furniture, Antiques, Mower, Tools, Collectibles, Primitives, Furniture, Appliances, and Household

Steuben County, IN Pleasant Lake, IN

Steuben County, Pleasant Lake, IN

2 AUCTIONS • 2 DATES



SCHRADER Real Estate and Auction Company, Inc.

If you've always dreamed of owning a farm with tillable income-generating land, wooded recreational/hunting land in a great location, here's your opportunity!

120+ ACRES

OFFERED IN 4 TRACTS

- Private Setting with Mature Trees
- Historic Farm House & Outbuildings
- Manicured Woods with Trails
- A Great Hunting Property

2 AUCTIONS • 2 DATES

www.SchraderAuction.com



SEPTEMBER 2014						
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

SCHRADER Real Estate and Auction Company, Inc.
 950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 • 800-451-2709
 e-mail: auctions@schraderauction.com
 #AC63001504 #AU1005815 #AU1010080

Auction Terms & Conditions: PROCEDURE: The property will be offered in 4 individual tracts, any combination of tracts and as a total 120+ acre unit. There will be open bidding on all tracts (with swing tract limitations) and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete. **DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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:** Successful bidder(s) will be required to enter into purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection. **REAL ESTATE TAXES:** Buyer shall assume real estate taxes beginning with the 2015 calendar year taxes due and taxes being paid 2016. **ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions. **SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Buyer(s) and Seller shall share survey expense 50/50. **FSIA INFORMATION:** Contact Auction Company for farm number and farm bases. **CLOSING:** Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed. **POSSESSION:** Possession of the auction tract which includes the home shall be delivered at closing. Seller agrees to provide merchantable title to the property subject to related matters. All tracts sold "AS IS". **DEED:** Appropriate deed will be delivered at closing. **DISCLAIMER AND ABSENCE OF WARRANTY:** Seller represents and warrants that the information contained in this brochure is true and correct to the best of his knowledge and belief. Seller reserves the right to preclude any person from bidding. It is the responsibility of the bidder to verify the accuracy of the information contained in this brochure. Seller makes no representation, either expressed or implied, concerning the property to be sold. Buyer(s) shall be 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. It is the responsibility of the bidder to verify the accuracy, 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.**

Real Estate and Personal Property

2 AUCTIONS • 2 DATES

Steuben Co.
Pleasant Lake, IN



120+ ACRES

TRACT 1

TRACT 1

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TRACT 1

Real Estate: **TUESDAY, SEPTEMBER 9 • 6 PM**

Real Estate Auction held at Hamilton Town Hall, 900 S. Wayne Street, Hamilton, IN 46742

INSPECTION DATES:
Thurs., August 7,
5-7 PM and
Sun., August 24,
2-4 PM
Meet a Schrader
representative
at the home on
Tract 2



Personal Property: **SATURDAY, SEPTEMBER 6 • 10 AM**
Personal Property Auction held on-site

DIRECTIONS TO PROPERTY: 5730 S. 200 E., Pleasant Lake, IN. From IN-427 in Hamilton, turn west on E. Bellefontaine Road and travel 3 miles to stop sign. Continue straight on 200 E. and travel ½ mile to property on east side.

TRACTORS, FARM RELATED EQUIPMENT, & MISC.: IH Farmall 656 gas tractor, serial 33912S, wide front, 16.9-34 rear tires, fenders, single remote, 3 pt., 6,063 hrs. • IH McCormick Farmall 706 gas tractor, serial 11497S-Y, narrow front, 18.4-34 rear tires, single remote, fast-hitch, 4,095 hrs. • fenders for IH706 • (8) IH front weights • 18.4-34 T-rail duals w/ brackets • (2) heat houses for IH tractors • 12' JD disk • 14' Oliver 235 field cultivator • 12' JD harrow • 8' Oliver disk • 9' crowfoot culti-packer • IH 540 4-bottom Moldboard plow • 3 pt. 7-shank chisel plow • Case R645 4-bar hay rake on steel • 3 pt. 8' Imco grader blade • Oliver 14' field cultivator • IH Crop 3488 2-bottom plow • JD 1240 4-row planter w/ front harrow, bean plates, & insecticides • New Idea PTO driven manure spreader • heavy duty 3 ½x7' 2-wheel trailer (no title) • 7'x14' flat rack with metal grain sides • 12"x16" Harvest Handler aluminum grain elevator • 200 & 300 gal. gravity flow fuel tanks • Ag Star hog water • (2) Universal 8-hole hog feeders • (8) 16" hog panels • misc. wood gates • assortment of T-posts • fence stretcher • and more

RIDING MOWER & TOOLS: Wheel Horse Raider garden tractor, serial 892170, 14 HP, 6-speed, newer 48" deck • Thomas air compressor • (3) McCullough chain saws • 32' wood extension ladder • hydraulic jack • car ramps • more

ANTIQUE FURNITURE: step-back cupboard • tiger-oak buffet • antique dressers • large dining room table with ornate legs • Duncan Phyfe style drop-leaf table • 4 dining room chairs • gate-leg table • several unique lamps • wood quilt chest • child's desk • butcher table • head/foot boards & bed frames • several furniture project pieces

COLLECTIBLES: Hull • Carnival glass • misc. Fire King dishes • ruby glass • milk glass • frosted

pitcher & glass set • crock-style coffee set • crock bowls • several clear glass dishes • cream & sugar sets • candy dishes • green splatter-ware pail • 2 Surge stainless steel milkers in excellent condition • pocket watches • men's wrist watches • and more

PRIMITIVES: walking plow • early bobsled • hay cutter • hay pulley • 2' buzz saw blade • single & double trees • trip reel for corn planter • milk pail • wooden rake • railroad jack • oil & kerosene lamps • Kerosene water tank heater • large rendering kettle • platform scale • double wash tub • drying rack • and more

FURNITURE & APPLIANCES: Gibson refrigerator • Kenmore range • Maytag washer • Kenmore dryer • brown couch & matching loveseat • brown print couch • blue recliner • head/foot boards • dressers • kitchen table & 4 chairs • glass-front china cupboard • small glass-front cabinet • TV's • 5 padded stackable chairs • desk • coffee & end tables • filing cabinet • large decorative mirror • more

HOUSEHOLD: microwave • coffee maker • toaster • large assort. pots & pans • Corelle dish sets (gold & blue patterns) • Pyrex • misc. cook & bake ware • large & small pressure canners • canners • clear & green canning jars • roasters • knife sets • serving bowls & trays • plates, bowls, cups, saucers • vases • pictures • picture frames • storage shelves • 2 wheelchairs, walker, cane • Christmas decorations (some vintage) • and more

DIRECTIONS TO REAL ESTATE AUCTION: On S. Wayne Street/IN-427 just ½ mile south of IN-1 in Hamilton (across from Hamilton Community School Complex).

TRACT 1: 64.8± acres with 39± acres of tillable land. Morley silt loam and Martinsville loam are the predominant soil types. Balance of the acreage is wooded with mixed hardwoods. Tract 1 also has a stream which meanders through the wooded land. This is an excellent opportunity to own a hunter's paradise with deer, turkey, and other wildlife in abundance! Investigate the income potential with crop land and timber. Over 1,000' of frontage on 200 E.

TRACT 2: 3.7± acres includes the historic 2-story farm house on a beautiful, private setting with mature trees and outbuildings. Main level consists of a breakfast area in the kitchen, large dining room, living room, family room, bedroom, and bath. The ornate wood staircase leads to the 4 bedrooms and nursery upstairs. The partial basement includes an LP furnace and a wood burner along with a large storage room. The home has a 3" well and original wood flooring throughout. Outbuildings include a 60'x40' large bank barn, a 40'x26' barn, a 26'x18' granary, a 20'x12' chicken coop, and corn crib. The buyer would be required to install a county approved septic system in order to occupy the home.

TRACT 3: 17.8± acres with 15± acres tillable (SWING TRACT): The soils are primarily Glyn-wood silt loam and Morley silt loam. Tract 3 must be purchased in combination with any tract or combination of tracts with road frontage or by an adjoining land owner.



SOIL TYPES	
Code	Soil Name
MoC2	Morley silt loam
BoC	Boyer-Ormas loamy sands
Pe	Pewamo silty clay loam
GnB	Glynwood silt loam
MbC	Martinsville loam
Ht	Houghton muck
Co	Cohoctah sandy loam
Rb	Rensselaer loam

TRACT 4: 33.7± acres (SWING TRACT). 25± acres of tillable crop land consisting of Morley silt loam and Boyer-Ormas loamy sand soils. The remaining acreage is wooded with mixed hardwoods. This property is perfect for the hunter and wildlife enthusiasts with a secluded setting and breath-taking views! Consider combining Tract 1 and Tract 4 for over 98± acres with endless possibilities. Tract 4 must be purchased in combination with any tract or combination of tracts with road frontage or by an adjoining land owner.

Annual Real Estate Taxes for 2013 \$1,689.20.

FSA Information available upon request.



TRACT 1



TRACT 2



TRACT 2



TRACT 2



TRACT 3



TRACT 4



ONLINE BIDDING AVAILABLE
You may bid online during the auction at 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.

OWNERS: Sharon Baxter, Patricia Jackson, Gary Jackson, Elaine Myers, DeAnn Hurraw

Auction Managers: Roger Diehm 800-451-2709 Dale Evans 260-894-0458

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