

Henry County
Ohio

Monroe Township

5 miles
southeast
of Napoleon,
Ohio

**77±
acres**

• 75± Acres of
Productive Tillable
Land

INFORMATION BOOKLET

County Roads



Land
AUCTION

held at Monroe Township Fire Department in Malinta

WEDNESDAY, FEBRUARY 17 - 1:00pm

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

DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

OWNER: Premiere Partners II Limited Partnership
Auction Company: 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

SchraderAuction.com

BOOKLET INDEX

- **BIDDER PRE-REGISTRATION**
- **ONLINE BIDDING REGISTRATION FORM**
- **LOCATION MAP**
- **AERIAL MAPS**
- **SOIL MAPS**
- **TILE MAPS**
- **SURVEY**
- **FSA INFORMATION & MAPS**
- **COUNTY INFORMATION
(TAX BILLS)**
- **PRELIMINARY TITLE REPORT**
- **PHOTOS**





REGISTRATION FORMS

BIDDER PRE-REGISTRATION FORM

NAPOLEON, OHIO

77 ACRES

WEDNESDAY, FEBRUARY 17, 2016

Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725

Phone # 800-451-2709 / Fax # 260-244-4431

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Property or Properties # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

Brochure Newspaper Signs Internet Radio TV Friend

Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

Regular Mail E-Mail E-Mail address: _____

Tillable Pasture Ranch Timber Recreational Building Sites

What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: _____ Date: _____

Online Auction Bidder Registration
77± Acres • Napoleon, Ohio
Wednesday, February 17, 2016

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

My phone number is: _____

2. I have received the Real Estate Bidder's Package for the auction being held on Wednesday, February 17, 2016.
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website (www.schraderauction.com) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$_____. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725
Phone 260-244-7606; Fax 260-244-4431

For wire instructions please call 1-800-451-2709.

7. My bank routing number and bank account number is: _____ . (This for return of your deposit money). My bank name and address is:

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Wednesday, February 10, 2016**. Send your deposit and return this form via fax to: **260-244-4431**.

I understand and agree to the above statements.

Registered Bidder's signature

Date

Printed Name

This document must be completed in full.

Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:

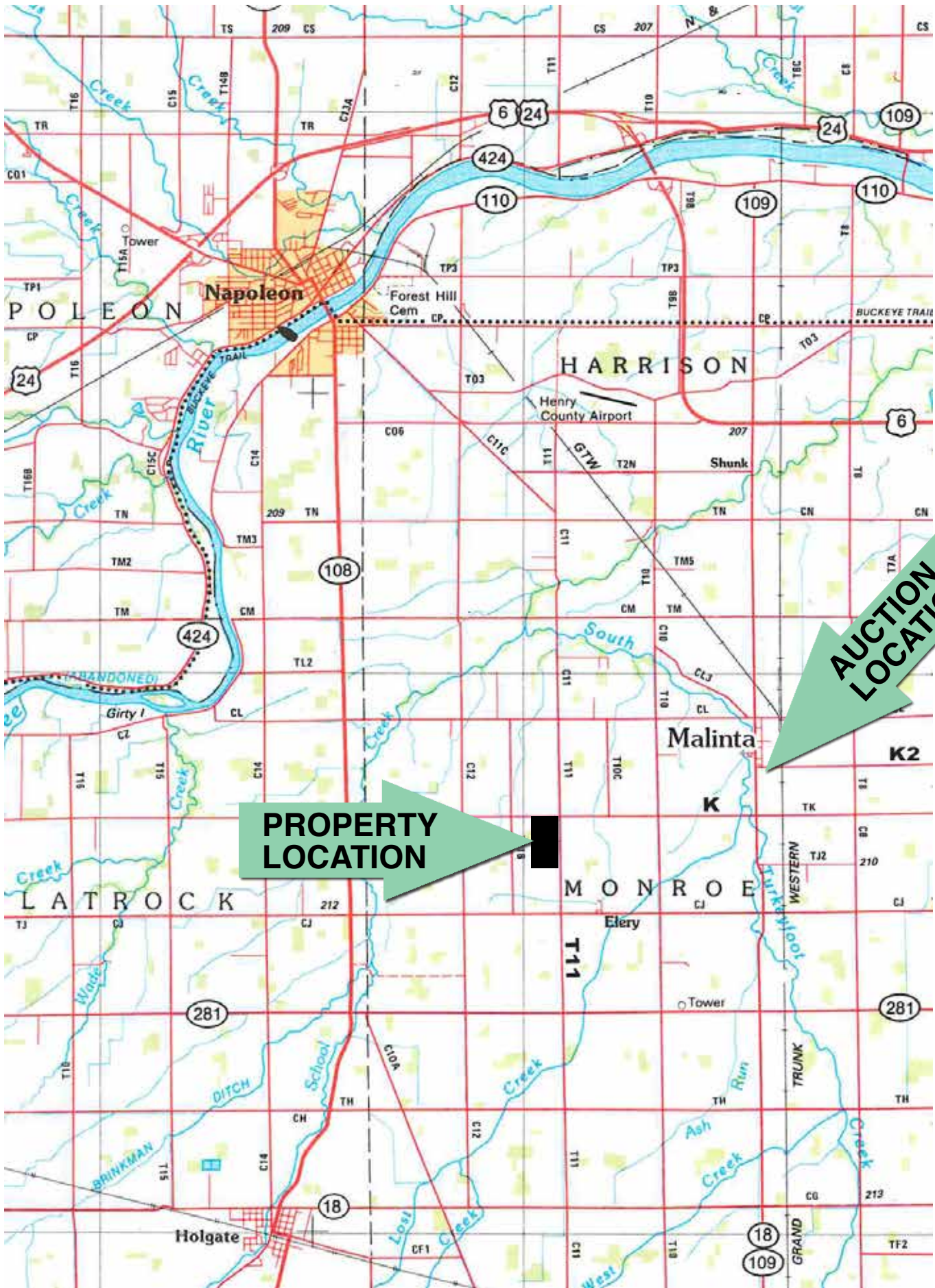
E-mail address of registered bidder: _____

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to: kevin@schraderauction.com or call Kevin Jordan at 260-229-1904.

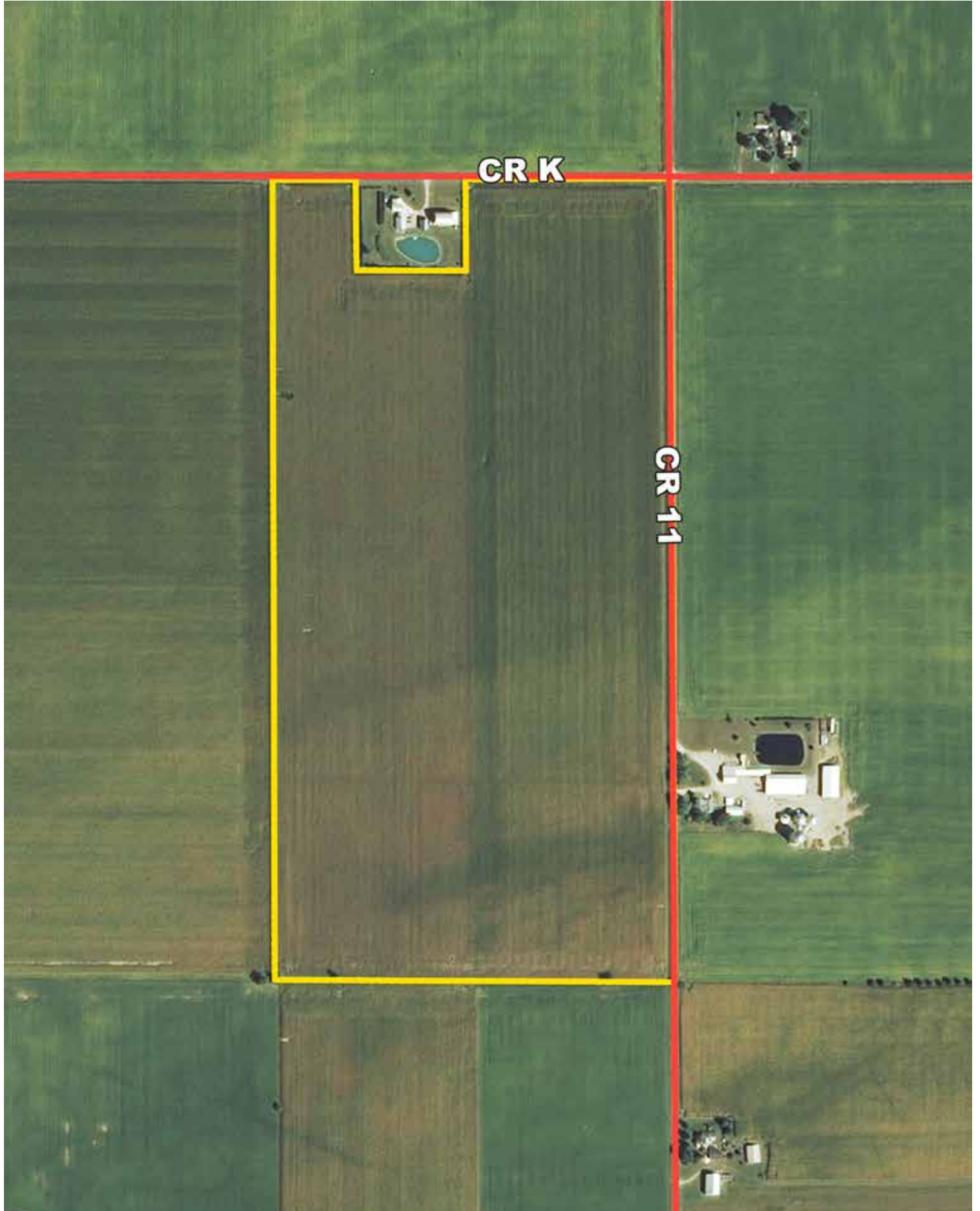


MAPS

LOCATION MAP



AERIAL MAP

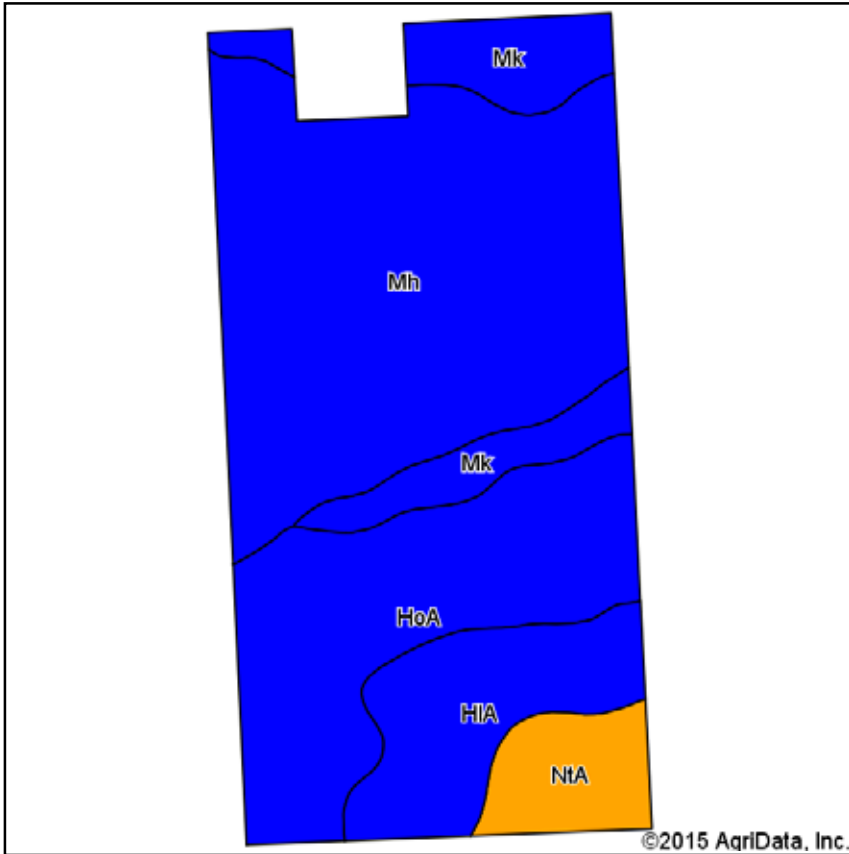




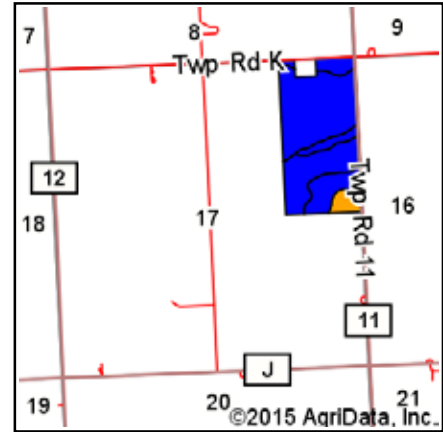
SOIL INFORMATION

SOIL MAP

Soil Map



Soils data provided by USDA and NRCS.



State: **Ohio**
 County: **Henry**
 Location: **17-4N-7E**
 Township: **Monroe**
 Acres: **77.49**
 Date: **1/4/2016**



Area Symbol: OH069, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Alfalfa hay	Bromegrass alfalfa hay	Corn	Corn silage	Grass legume hay	Oats	Orchardgrass alfalfa hay	Soybeans	Sugar beets	Tomatoes	Winter wheat	*eFOT PI
Mh	Millgrove loam	36.20	46.7%		Ilw			120		5.9	90	5	36	23.2	29	45	
HoA	Hoytville clay loam, 0 to 1 percent slopes	19.19	24.8%		Ilw			167				5.2	52			72	
HIA	Haskins loam, 0 to 2 percent slopes	9.42	12.2%		Ilw			108		4.4	86	4.4	44	12.5	19.5	46	
Mk	Millgrove clay loam	8.10	10.5%		Ilw			110		5.3	85	5	31	22.6	28.5	40	
NtA	Nappanee silty clay loam, 0 to 2 percent slopes	4.58	5.9%		Illw	5.5	3.8	91	19	4	68		31	10.8	17.7	39	
Weighted Average						0.3	0.2	127.4	1.1	4.1	65.4	4.7	40.1	15.4	19.9	50.9	9

Area Symbol: OH069, Soil Area Version: 11

*efotg PI: Obtained from the NRCS eFOTG (<http://efotg.sc.egov.usda.gov>)

Soils data provided by USDA and NRCS.



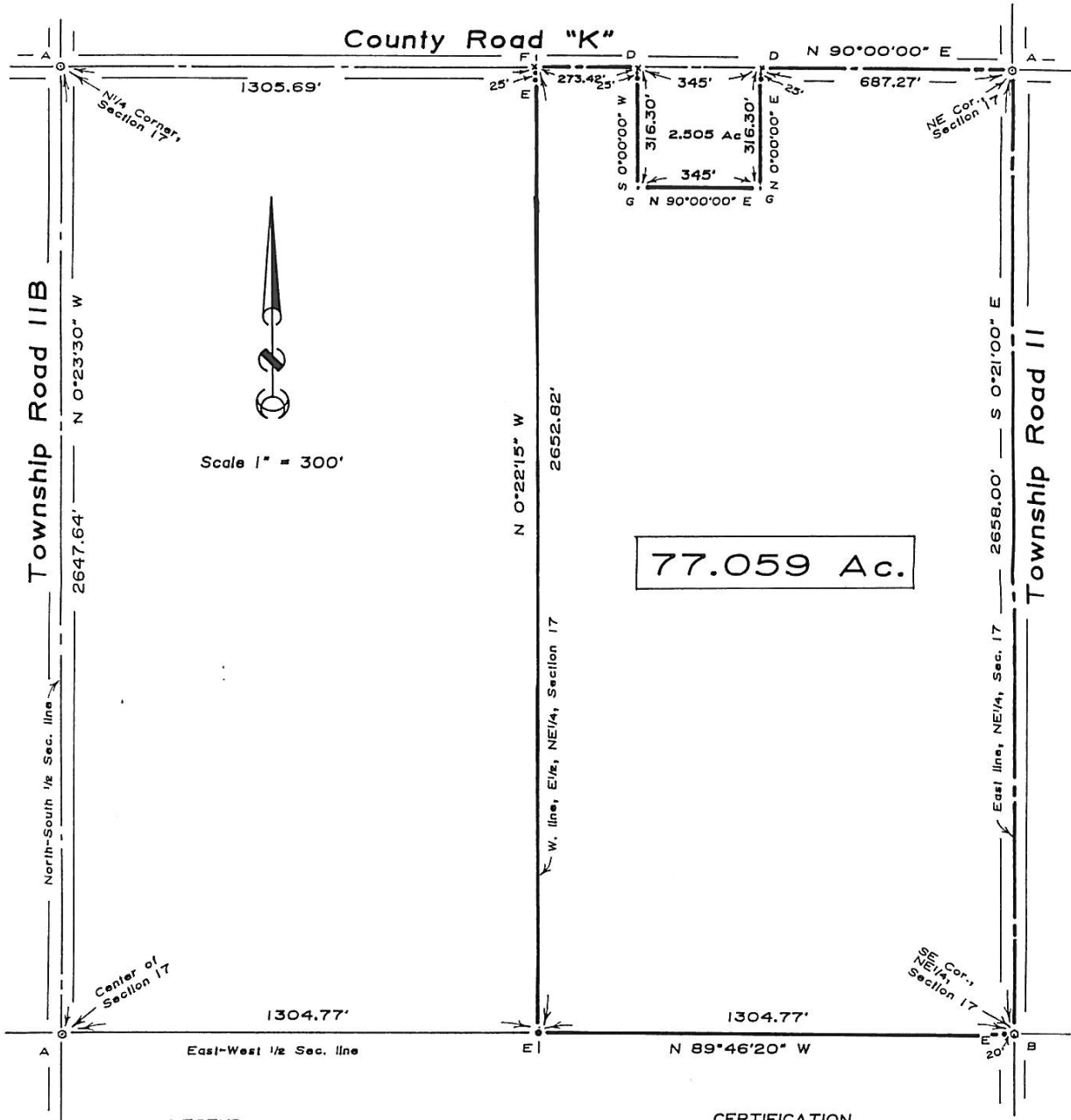
SURVEY

SURVEY

PLAT of SURVEY

Being the East half (1/2) of the Northeast quarter (1/4) of Section 17, Town 4 North, Range 7 East, Monroe Township, Henry County, Ohio

Paul D. Krylling



LEGEND

- A- Railroad spike found from previous survey.
- B- Small railroad spike found from prev. survey.
- C- Iron pin found from previous survey.
- D- P.k. nail found from previous survey.
- E- Iron pin with ID. cap set this survey.
- F- P.k. nail set this survey.
- G- Point found or established this survey.

Previous Survey Ref., Vol. 20, Pg. 148,
Henry County Engineer's Record of Surveys.

CERTIFICATION

I hereby certify this survey and notes to be correct to the best of my knowledge.

Paul J. Westhoven

Paul J. Westhoven
Registered Surveyor No. 5602
September 22, 1991
Survey No. 4700-H-Mo-10-3-91





TILE MAPS

TILE MAP - 1994

Henry/Kryling (PPII)

4" 216" 205"

6" 630" 604"

8" 1020" 971"

5%

Road tile

very old Not Working

1273.1ft

SCALE:

~~1" = 60ft~~

FARM:
KRYLINGS

ACRES:

74.6

DATE:

10-19-94

Ditch →

2631.4ft

2631.4ft

8" →

80'

8" tile

6" →

10" tile

8" →

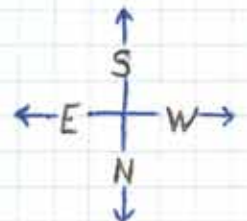
347.8ft

287.1ft

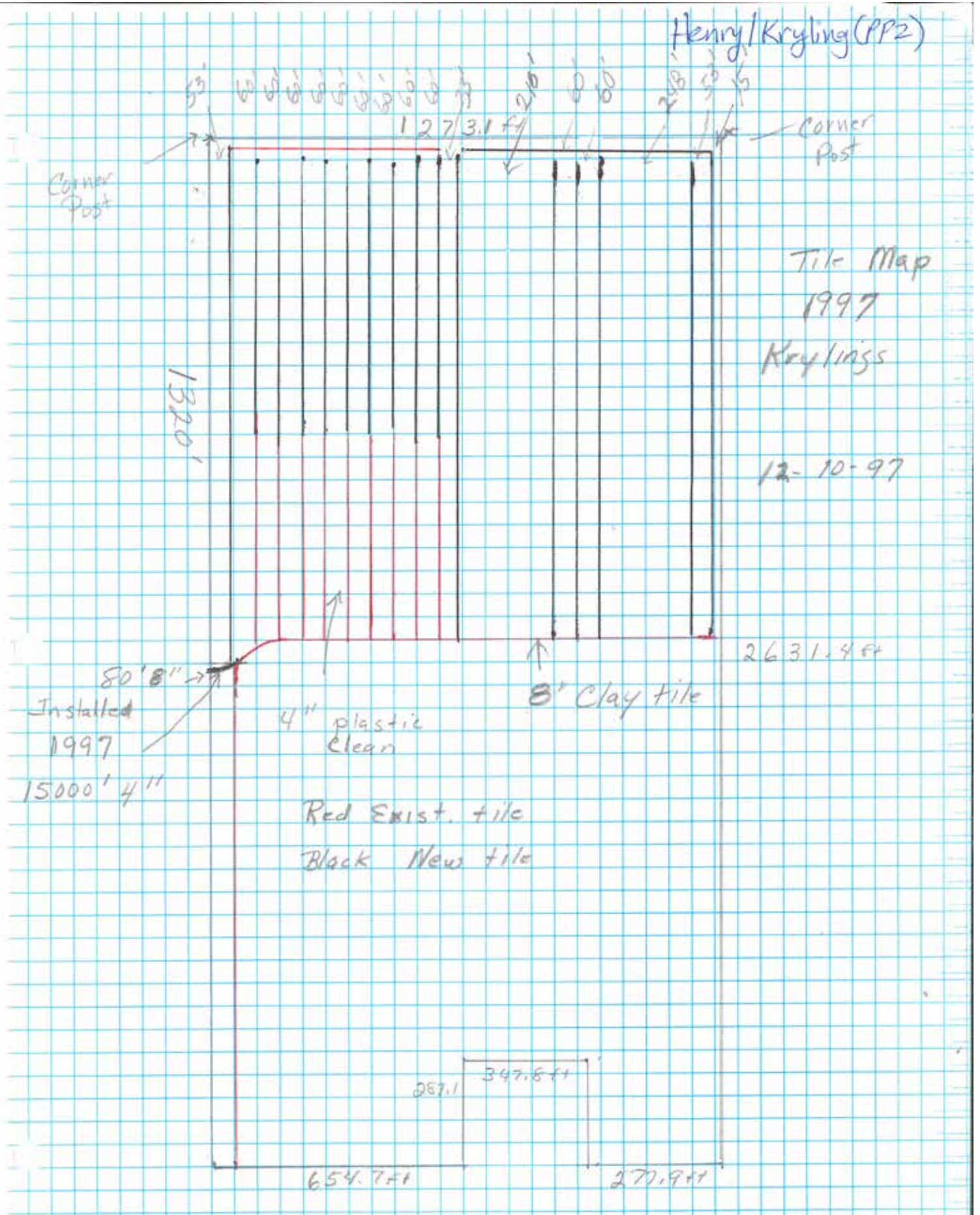
287.1ft

654.7ft

277.9ft



TILE MAP - 1997



TILE MAP - 2000

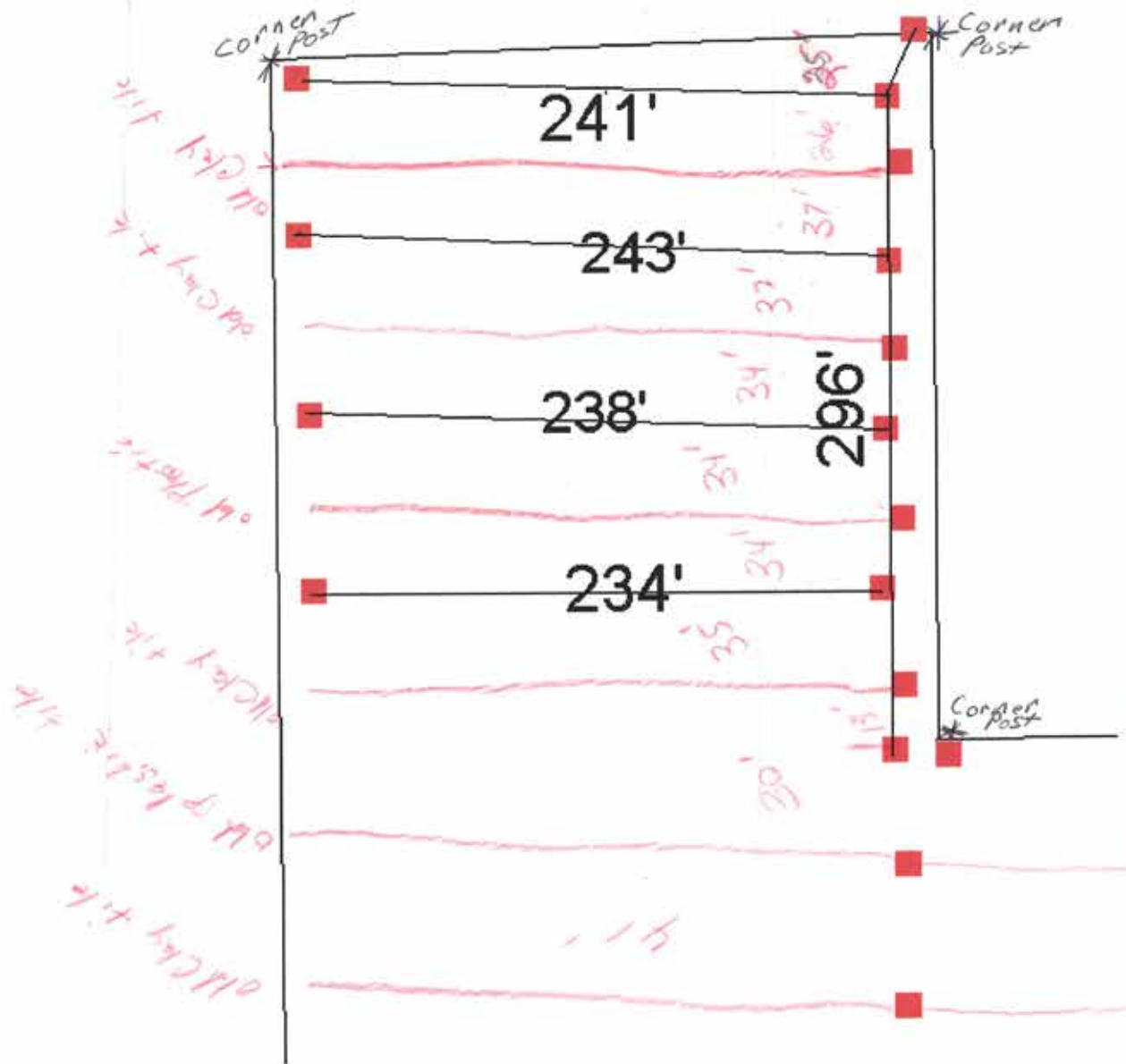
Nov 2000

Henry/Kryling PPII
(see back also)

New outlet - 4"

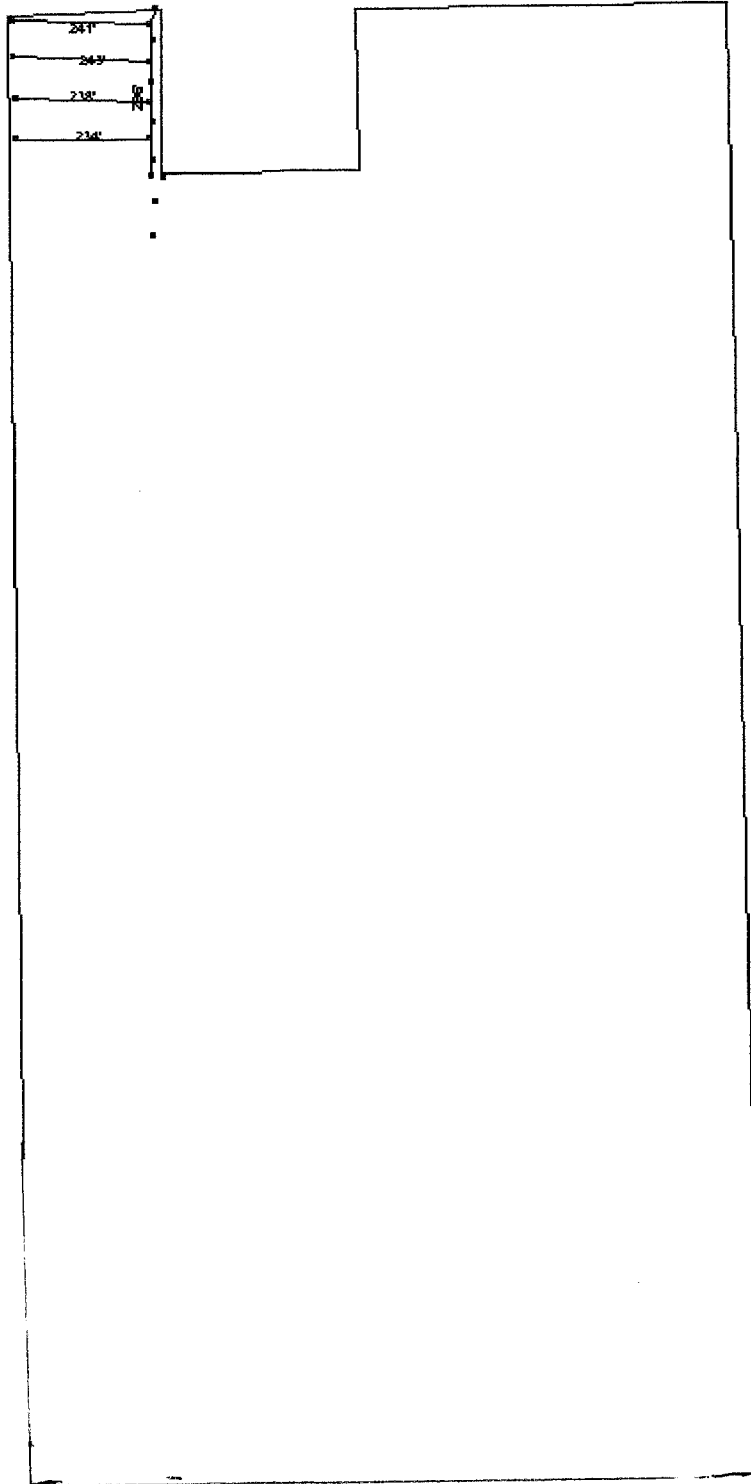
4 lines of tile - 4"

1
N



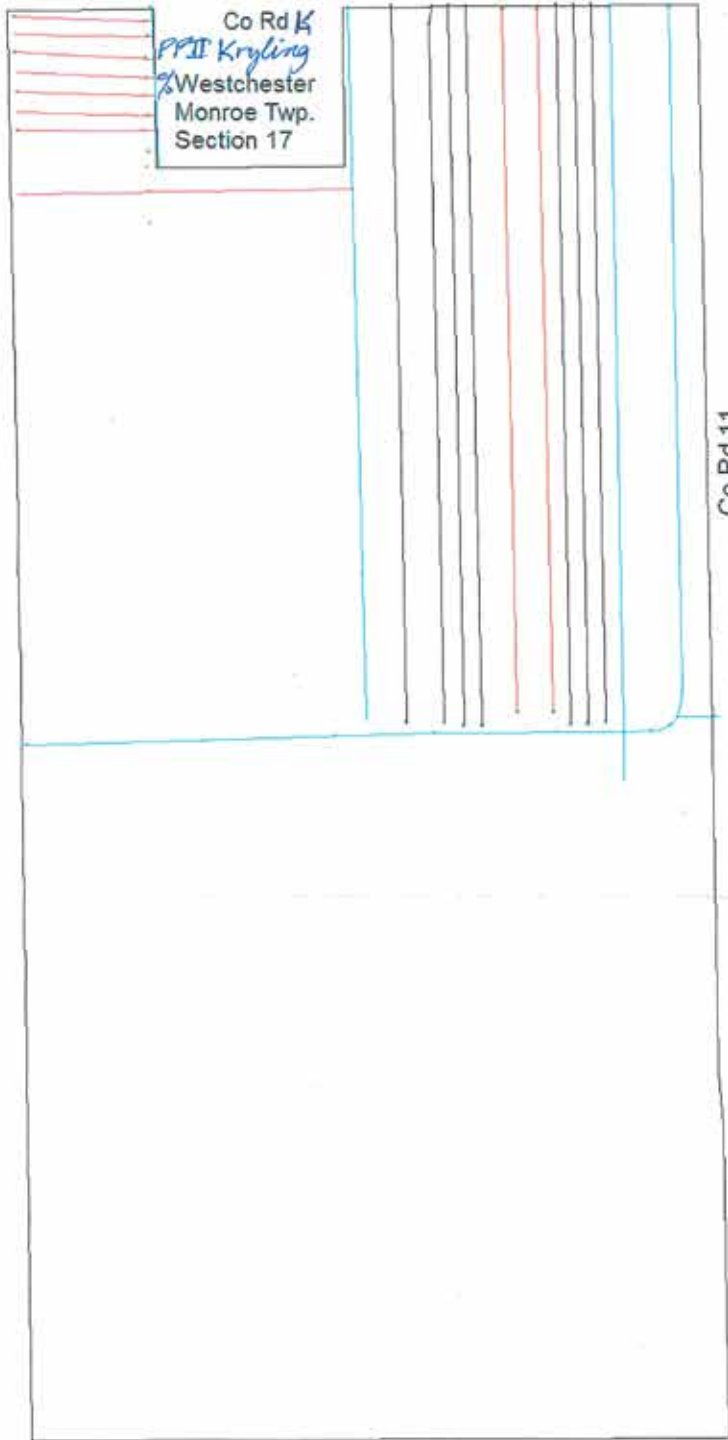
TILE MAP - 2000

N
↑



TILE MAP - 2012

Cleared Ditch 2012 \$403.00



already saved electronically on 4/19/12

Co Rd 11



Call
Wade Colton
(412) 562-8222

March 2012

Blue Line 8" outlet
Red Line 4" tile

2012 Back Line 4" new



TILE MAP - 2012

Cohrs Drainage

Invoice

K-355 State Route 108
Napoleon, OH 43545
Phone # 419-592-2110

Date	Invoice #
4/3/2012	1213

Bill To
Westchester Group Farm Management, Inc Attn. Eric W. Decker 2004 Fox Drive, Suite L Champaign, Il 61820

Qty	Description	Rate	Amount
7	4" PVC Pipe	8.20	57.40
10	4" coupler	1.88	18.80
7	4" End Plug	1.72	12.04
1	Rolls of Tape	5.50	5.50
9,000	4" Tile	0.33	2,970.00
9,000	Plow Work per Foot	0.15	1,350.00
Total			\$4,413.74

E-mail	cohrrsdrainage@bright.net
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FSA INFORMATION

FSA INFORMATION



Henry County FSA Office
 2254 North Scott Street
 Napoleon, OH 43545-1092
 Phone: (419) 592-2926
 Fax: (855) 841-6788

Farm: 1335
 Tract: 2212
 Print Date: 4/4/2014



1 inch = 479 feet

All of the below are true unless otherwise indicated:

All crops - Non-Irrigated
 All crops used for grain
 Wheat - GRW
 Corn - Yelow
 Soybeans - COM

Legend

- CLU Boundary
- Wetland Determination Identifiers
 - Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions
- HEL Highly Erodible Land Determination
- NHEL NonHighly Erodible Land Determination
- UHEL Unsettlemented Highly Erodible Land Determination
- CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or a final ownership; rather it depicts the information provided directly from the producer and/or the 2011 orthorectified imagery for Ohio. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any use of its reliance on the data outside of FSA Programs. Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determination contact NRCS.

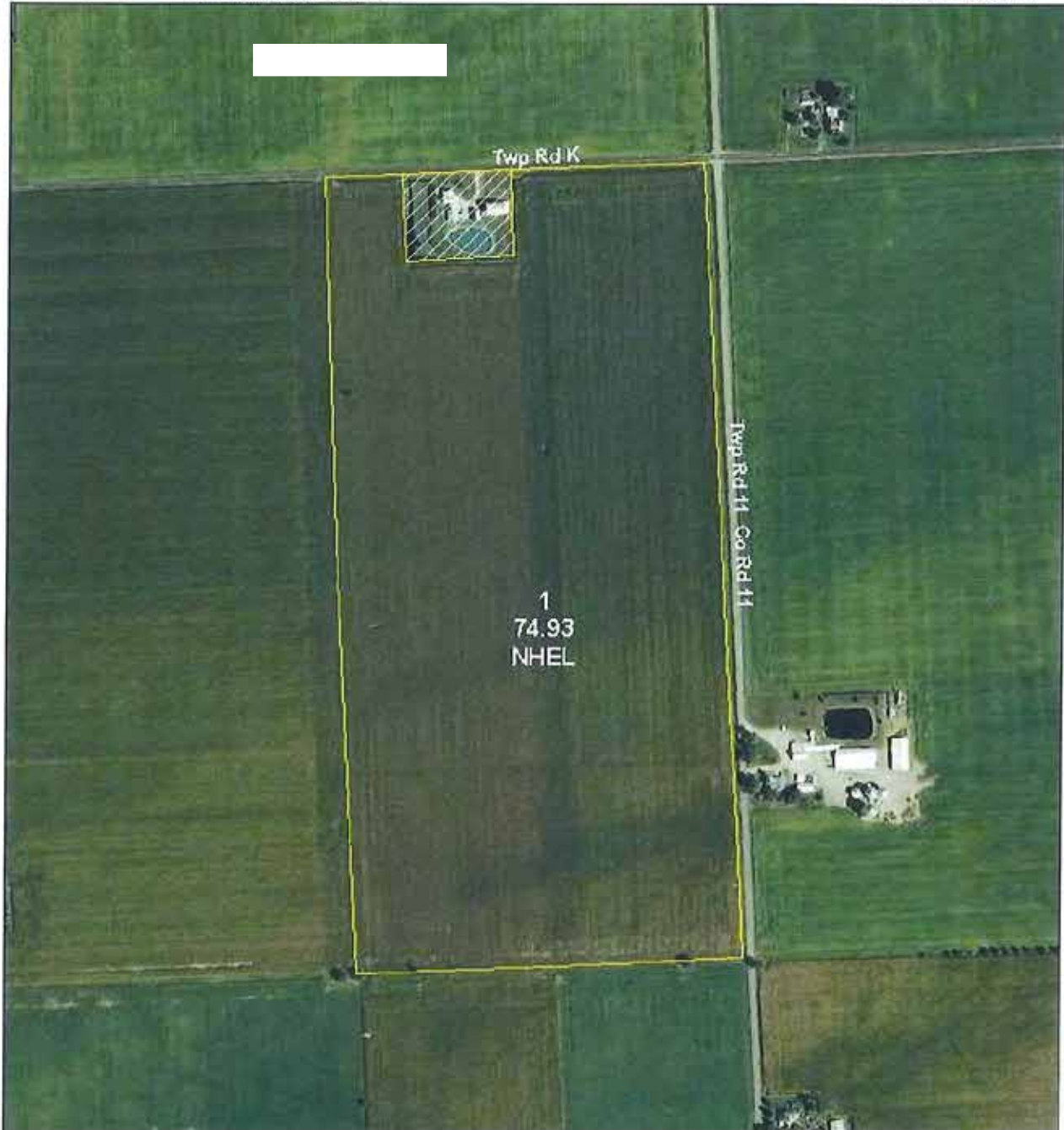
FSA INFORMATION



Henry County FSA Office
 2254 North Scott Street
 Napoleon, OH 43545-1092
 Phone: (419) 592-2926
 Fax: (855) 841-6788

Farm: 1335
 Tract: 2212

Print Date: 4/4/2014



1 inch = 479 feet

All of the below are true unless otherwise indicated:

All crops - No-irrigated
 All crops used for grain
 Wheat-SR0
 Corn - 16 bush
 Soybeans-COM

Legend

- CLU Boundary
- Wetland Determination Identifiers
- Restricted Use
- ▼ Limited Restrictions
- Exemption Coordinates
- Compliance Footprint
- HEL Highly Erodible Land Determination
- NHEL Not Highly Erodible Land Determination
- UHSL Unsettled Highly Erodible Land Determination
- CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or a fact about ownership; either depends on the information provided directly from the producer and/or the 2011 or 2012 certified imagery for D10. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any use for purposes other than those of FSA programs. Wetland lines do not represent the size, slope or specific determinations of the area. Refer to your original determination (CPA-D26 and attached maps) for exact wetland boundaries and determinations contact NRCS.

FSA INFORMATION



Henry County FSA Office
 2254 North Scott Street
 Napoleon, OH 43545-1092
 Phone: (419) 592-2926
 Fax: (655) 841-6788

Farm: 1335
 Tract: 2212

Print Date: 4/4/2014



1 inch = 479 feet

All of the below are true unless otherwise indicated:

All crops - No-irrigated
 All crops used for grain
 Wheat-SR01
 Corn-16 low
 Soybeans-COM

CLU Boundary

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exemption Constraints
- Compliance Prohibitor

Legend

- NEL Highly Erodible Land Determination
- NHEL Not Highly Erodible Land Determination
- UHEL Unsettled Highly Erodible Land Determination
- CRP Conservation Reserve Program

USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or a final authoritative map; rather it depicts the information provided directly from the producer and/or the 2011 or 2012 National Imagery for Dike. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any use of this data outside of FSA programs.

Wetland identifiers do not represent the size, shape, or specific determinations of the area. Refer to your original determination (CPA-D26 and attached maps) for exact wetland boundaries and determinations contact NRCS.



COUNTY INFORMATION

Tax Bills

COUNTY INFORMATION

TAX 2015/1st half REAL ESTATE TAX BILL

CALVIN G. SPIESS Henry County Treasurer 19617 PREMIERE PARTNERS II

DATE DUE **FEB 3, 2016** PARCEL 18-170002-0100 bill 19617

PROPERTY ADDRESS RD K /PATRICK HENRY LSD

18 MONROE TWP

agr LEGAL DESCRIPTION

E 1/2 NE EX PCL

0917200005 V 247P 397

NonBusCt. 09213/QwnDcCr. 023034 OWNER, JAN. 1 2015

007-04-17 PREMIERE PARTNERS II

1st HALF / 2nd HALF

31.91/ 31.91 KNEPLEY

115.89/ 115.89 S. TURKEYFOOT

TAXPAYER MAILING ADDRESS

PREMIERE PARTNERS II

WESTCHESTER GROUP INC

2004 FOX DRIVE SUITE L

CHAMPAIGN IL 61820

YOUR TAX DOLLARS GO TO

SRC

MAKE CHECKS PAYABLE TO THE

EMS

AMOUNT DUE BY

AROVF DATE

VALUES:	LAND	BLDG/IMPV	TOTAL	HOMESTEAD
100%	330370	0	330370	
35%	115630	0	115630	
TOTAL TAX RATE (MILLS) 67.930				
REDUCTION FACTOR 3166670				
EFFECTIVE RATE 46.4188				

TOTAL TAX RATE (MILLS) 67.930

REDUCTION FACTOR 3166670

EFFECTIVE RATE 46.4188

CAUV savings 1,291.45

gross tax \$3,927.37

reduction 1,243.67-

*subtotal 2,683.70

non-busi ct 247.27-

*net R/E tax 2,436.43

speci asmnts 147.80

*net R/E tax 2,436.43

speci asmnts 147.80

TAX SUMMARY

18-170002-0100 *agr*

CAUV savings 1,291.45

gross tax \$3,927.37

reduction 1,243.67-

*subtotal 2,683.70

non-busi ct 247.27-

*net R/E tax 2,436.43

speci asmnts 147.80

A wide-angle photograph of a rural landscape. The foreground is dominated by a stream or ditch with tall, dry, brown grasses growing along its banks. The middle ground is a vast, flat field of harvested crops, likely corn, with a golden-brown hue. In the distance, a red barn with a white roof is visible on the right side, surrounded by trees. The sky is overcast and grey.

PRELIMINARY TITLE REPORT

PRELIMINARY TITLE REPORT

SCHEDULE B

Part I

Policy No. OP 51933

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. The taxes and assessments for the year 1991 and all prior years are paid in full. The taxes and assessments for the year 1992 are a lien against said real estate in an undetermined amount.

Said real estate is subject to the Knepley Ditch and South Turkeyfoot Assessments for which reference is made to the records of the Township Trustees of Monroe Township, Henry County, Ohio.

Valuations: Land: 14400 Buildings: -0- Total: 14400

Said real estate is taxed at its CAUV valuation.

NOTE: Attention is directed to the fact that the premises in question is currently listed on the Auditor's Agricultural Land Tax List and is currently taxed at its agricultural use under the provisions of Sec. 5713.32 (ORC). If the land is removed from the Agricultural Land Tax List, a charge may be levied against said premises in an amount equal to the amount of the tax savings enjoyed by the owner during the four tax years immediately preceding the year in which the conversion occurs. Under Sec. 5713.34 (ORC) the charge shall constitute a lien upon the land as of the first day of January of the tax year in which the charge is levied. No liability is assumed under this title certificate for any lien arising under the provisions of Sec. 5713.34 (ORC).

Said real estate is known as permanent parcel No. 18-170002.0100.

2. Any encroachments, easements, discrepancies, conflicts in boundary lines, variations or shortages in area or content or any other facts which an accurate survey would disclose.
3. Roads, streams, ways, or easements, if any, not shown of the public record, riparian rights and title to any filled-in lands.
4. Said real estate is a part of the Maumee Watershed Conservancy District.
5. The Township of Monroe, Henry County, Ohio, is subject to zoning regulations for which reference is made to the records of the Township Trustees of Monroe Township, Henry County, Ohio.
6. Said premises is subject to an Oil and Gas Lease executed by Paul K. Kryling and Florence Kryling, husband and wife, to George R. Stocker for a primary term of ten years, dated July 17, 1981, filed for record February 24, 1982 at 10:54 o'clock a.m. and recorded in Volume 19 at page 55 of the Deed Records of Henry County, Ohio.

PRELIMINARY TITLE REPORT

A. By instrument dated March 7, 1985, filed for record October 17, 1985 at 11:00 o'clock a.m. and recorded in Volume 15 at page 225 of the Miscellaneous Records of Henry County, Ohio, Marilyn G. Stocker, Individually and as Executrix of the Estate of George R. Stocker, deceased, assigned said lease to Trinity Oil, Ltd, an Ohio Limited Partnership, 575 Industrial Parkway, Heath, Ohio 43056.

B. By instrument dated October 15, 1985, filed for record December 9, 1985 at 12:06 o'clock p.m. and recorded in Volume 15 at page 286 of the Miscellaneous Records of Henry County, Ohio, Trinity Oil, Ltd assigned its interest in said Lease to JNB Exploration Company, a Colorado Limited Partnership, 410 Seventeenth St., Suite 810, Denver, Colorado 80202, subject to an overriding royalty of 4% of production.

C. By instrument dated March 5, 1986, filed for record April 7, 1986 at 10:45 o'clock a.m. and recorded in Volume 15 at page 395, Trinity Oil, Ltd, by its Substitute General Partner, Stocker & Setler, Inc., in distribution of its assets to its Partners in winding up its affairs assigned its overriding royalty as follows:

Assignee	Percentage of 4.0% Overriding Royalty	Overriding Royalty Interest Assigned
B & R Landholdings, Ltd. c/o Robert Fuchs Caland Petroleum 1675 Larimer St., Suite 720 Denver, Colorado 80202	4.0%	0.16%
Bradley Resources Corporation c/o George Holbrook P.O. Box 352 Westport, Connecticut 06881	30.0%	1.20%
Robert Chiles & Nancy Chiles 2435 Audrey Drive Newark, Ohio 43055	1.0%	0.04%
E & H Oil & Gas Co., c/o Robert M. Edmund 99 East Gloucester Pike Barrington, New Jersey 08007	5.0%	0.20%
George B. Falk 812 Fifth Avenue New York, New York 10021	2.5%	0.10%

PRELIMINARY TITLE REPORT

Genessee Production Limited Partnership c/o Robert Fuchs Caland Petroleum 1675 Larimer St., Suite 720 Denver, Colorado 80202	5.0%	0.20%
Paul Glenn c/o Robert Fuchs Caland Petroleum 1675 Larimer St., Suite 720 Denver, Colorado 80202	3.0%	0.12%
Leon Levy c/o Odyssey Partners 437 Madison Avenue New York, New York 10022	2.5%	0.10%
Jack Nash c/o Odyssey Partners 437 Madison Avenue New York, New York 10022	2.5%	0.10%
ORCA Energy Associates c/o Randall Atkins 1665 Palm Beach Lakes Blvd, Suite 702 West Palm Beach, Florida 33401	10.0%	0.40%
Quaker State Resources, Inc. Carl J. Carlson Quaker State Oil Refining Corporation P.O. Box 989 Oil City, Pennsylvania 16301	5.0%	0.20%
W. E. Shrider Co. c/o Nancy Chiles 165 Oakwood Avenue Newark, Ohio 43055	1.5%	0.06%
Southwest Petro-Chem (Production) Inc. c/o Howard E. Digel Witco Chemical Corporation 77 North Kendall Avenue Bradford, Pennsylvania 16701	15.0%	0.60%
Charles Stocker & Judy Stocker 3245 Autumn Road Bowerston, Ohio 44695	0.5%	0.02%

PRELIMINARY TITLE REPORT

Marilyn Stocker 2077 Riggs Road, NE Newark, Ohio 43055	1.0%	0.04%
Claude Sutton c/o Standard Register P.O. Box 600 Terre Haute, Indiana 47808	1.0%	0.04%
Tioga Land Company, Inc. c/o Robert Fuchs Caland Petroleum 1675 Larimer St., Suite 720 Denver, Colorado 80202	3.0%	0.12%
Wegoma Trinity Associates c/o Mark Vogel Weil, Gotshal & Manges 767 Fifth Avenue New York, New York 10153	7.5%	0.30%
	<u>100.0%</u>	<u>4.00%</u>

- D. By instrument dated June 18, 1986, filed for record July 14, 1986 at 12:10 o'clock p.m. and recorded in Volume 15 at page 484 of the Miscellaneous Records of Henry County, Ohio, Bradley Resources Corporation assigned its overriding royalty interest to Holbrook Partners, a New York Limited Partnership, with its principal office at 313 North Main Street, Wellsville, New York 14895.
7. In Volume 4 at page 136 of the Miscellaneous Records of Henry County, Ohio, appears an agreement executed by Dan Kryling and Sarah Kryling, husband and wife, to The General Utility Company for electric service and a grant of the rights to operate and maintain lines over, through and along said premises and along the roads, streets and highways adjoining said property, dated March 12, 1934, filed for record September 1, 1934 at 9:14 o'clock a.m.

PHOTOS



PHOTOS



PHOTOS



PHOTOS





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

