

# SATURDAY, OCTOBER 27TH

 **SCHRADER**  
Real Estate and Auction Company, Inc.

800-451-2709

SchraderAuction.com

# 60+ acres

in 2 Tracts



COLUMBIA CITY, INDIANA · WHITLEY COUNTY

## Real Estate & Personal Property

# AUCTION

10AM - PERSONAL PROPERTY  
11:30AM - REAL ESTATE

TRACTORS · FARM EQUIP · MOWERS · LAWN EQUIP · MONARK BOAT · ATV · SHOP EQUIP · GUNS  
MISC TOOLS · FURNITURE · APPLIANCES · HOUSEHOLD & ELECTRONICS



# Real Estate & Personal Property AUCTION

COLUMBIA CITY, INDIANA · WHITLEY COUNTY

# 60± Acres

in 2 Tracts

**SATURDAY, OCTOBER 27TH**  
**10AM - PERSONAL PROPERTY · 11:30AM - REAL ESTATE**

**AUCTIONEER'S NOTE:**

Bill has lived on this farm since 1962. He was a meticulous care taker. Don't miss your chance to buy move in ready home. Personal property is in excellent condition.

**ADDRESS:** 4405 N St Rd 9, Columbia City, IN 46725  
**PROPERTY LOCATION:** From St Rd 9 to US 30, Columbia City, IN. Travel North on St Rd 9 approx 4.5 miles to property on left.

**TRACT DESCRIPTIONS:**

**TRACT 1: 53.5± ACRES** of productive farmland. Balance is wooded w/excellent recreation possibilities. Tract includes approx. 38 tillable acres and approx. 15.5± acres of wooded and grass mixed. Trails with gently rolling land make good hunting or multiple camping sites for your enjoyment.

**TRACT 2: 6.5± ACRES** which includes approx. 2100 sq ft, 2 story country home, 3 bedroom, detach garage, 36'x54' Morton shed, 26'x54' open fronted shed, 2 story barn w/lean to. Property includes also paved driveway. Electric hook up for outages. Your chance to buy mini farm with lots of room to expand. Immaculate yard with a nice open view from kitchen window.

**INSPECTION DATES:**  
 Thursday, October 4th • 4pm-6pm  
 Sunday, October 7th • 1pm-3pm  
 Sunday, October 14th • 1pm-3pm  
 Friday, October 26th • 9am-4pm  
 Or by appointment



**TRACTORS • FARM EQUIPMENT • MOWERS • LAWN EQUIPMENT**

• 1972 Ford 5000 tractor, gas, 18.4x30 spin out tires, 2 remotes, 3pt, pto, PS w/loader hyd material bucket, 2196 hrs • 1963 Oliver 1600 tractor, gas, NF, 15.5x38 tires, 1 remote, 3pt, pto, 2953 hrs • 1953 Ford Jubilee tractor, gas, 14.9x24 tires, PS, 3pt w/hyd. loader, brush forks, material bucket • Dearborn plow, 2 btm, 3pt • 5' Disc, 3pt • 6' Grader blade • 7' JD grader blade • Ford 2 row cultivator • 7' Woods rotary mower, 3pt • 4' Rotary Mower, 3pt • 7' McKee 720 snowblower, double auger, 3pt • Spike drag • 3pt boom for tractor • Subsoiler 1 shank, 3pt • Rotary hoe 2 sec, 3pt • Grasshopper 727K zero-turn mower, 27hp, 61" hyd front lift deck, grass catcher, Thatcher attach., 950 hrs • Bolens H 16XT riding mower, hydro w/bagger • (2) Lawnboy walk behind mowers • TroyBilt walk behind snow blower, 8.5hp, 26" cut, vinyl cab • Like new push mower • County Line 25 gal yard sprayer, elec. • Grass seeder • Fert. spreader, pull type • Stihl FS 40 weed eater • Murray weed eater • 2 wheel yard trailer • Nomanco single axle trailer • JD No 10 lawn trailer

**MONARK BOAT • ATV • SHOP EQUIP • GUNS • MISC TOOLS**

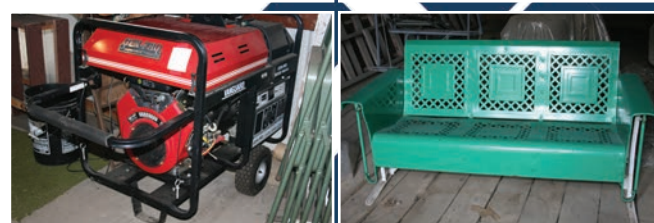
• 16' Monark alum boat, Mercury 40hp, elec start, elec anchor, 4 rotating seats, dry well, Motor Guide trolling motor w/Monark trailer (like new) • Mini Kota trolling motor • American Sport Works Chuck Wagon, 4x2 gator, 340cc, dump bed, Honda power, Canopy, rear seat • Gen Pro Kleen Power generator, gas, elect start, 9000 watts (like new) - WILL SELL AFTER PROPERTY • Stihl 028 chain saw w/case • Stihl 009L chain saw • Wood table saw • Wayne portable water pump, ½ hp, 1290 GPM at 15' lift • Campbell Hausfield vertical air compressor, 3.2hp, 60 gal • Brute 2000 psi, pressure washer • CP air wrench, 90 psi • Log chains • 20' alum ext ladder • Alum step ladder • Wood step ladder • Wheel barrow • ½" drill • Misc power tools • Car ramps • Wissota floor mtd grinder • Bench grinder • Antique wood work bench • Circular saw • 5" Bench vise • Buck saws • Misc bolts & screws • Hand power drill • Shovels, Rakes, Hand tools • 2 come-a-longs • Mossberg 12 ga., 28" modified choke, 6 shot, 2 ¾ & 3" shells, w/4x32 scope • Winchester 370, 16 ga, full choke, 2 ¾ shells, single shot • Sears & Roebuck Co, 20 ga, full choke, 6 shot, 2 ¾ shells • JC Higgins 583, 22 cal • Crossman 766 air pellet/BB gun w/repeater • Ammunition, 22 shells & some shot gun • LP gas grill • Wild Boars head mount • Basketball goal & post • Misc lumber • Storm door • Folding chairs • Life jacket • 2 place deer stand • (2) Live traps • Electric meat smoker • (2) Pulse meters • Various galvanized & wood gates

**ANTIQUES**

• Steel 2 seat glider (nice) • Wood trunk • Large combination safe on rollers • Portable sewing machine • Childs wagon • Roll top desk • 2 piece glass top cupboard spoon carved • Set of 4 cane bottom chairs • Set of 4 press back chairs • Wood planers

**FURNITURE • APPLIANCES • HOUSEHOLD & ELECTRONICS**

• Cedar Chest • Enamel table • Lazy boy recliner • Leather Lazy boy recliner • Coffee table • End tables • Upholstered chairs • Night stands • Console table • Microwave stand • Metal desk • 2 door armore • Padded chairs • Bookcase • Beautician chair • Far Infrared Health Cabin, 2 person sauna • Large microwave • Oster 2 bowl mixer • Humidifier • Air conditioner • Coffee maker • Oster blender • Maytag washer Bravos X • Kenmore dryer 70 series • Whirlpool Refrigerator • Large popcorn popper • Maytag dryer, elec (NEW) • Exercise bike • Treadmill • Kirby Vacuum w/attachments • Eden Pure portable electric heater • Boekamp electric heater • Singer sewing machine • Magnavox Radio record player w/speakers • Sony cassette player • HP Printer • Canon Fax/Phone B640 • Zenith 22' TV • 10x12 floor rug • Encyclopedia • Games • Pictures • Antique dishes • 12 pc place setting JoHann Haviland Bavarian china • Assorted Dishes • Cookbooks • Pots & pans • Thermos



**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered in 2 individual tracts, any combination of tracts and as a total 60± acre unit. 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% down payment on the day of auction for individual tracts or combinations of tracts. If tract 2 sells individually, a \$10,000 down payment will be sufficient. 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).  
**CLOSING:** The targeted closing date will be approximately 30 days after the auction, with the balance of the real estate purchase price is due at closing.  
**POSSESSION:** Possession is at closing.  
**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2019 and thereafter.  
**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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**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. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.  
**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.**  
**PERSONAL PROPERTY TERMS & CONDITIONS:**  
 Cash or Check with ID. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.



**OWNERS:** William (Bill) Valjack, 260-691-3178  
**SALE MANAGERS:** Ritter Cox, 260-609-3306  
 • Tim Kreider, 260-413-8008

**800-451-2709 • www.SchraderAuction.com**

