

Auction

Great Estate & Farm Equipment

800-659-9759 • GaryBaileyAuctions.com | 800-451-2709 • SchraderAuction.com

Real Estate and Auction Company, Inc.

Friday, February 15 • 10:00 am | Thursday, February 21 • 6:00 pm

2 Country Homes • Productive Tillable Land • Potential Building Sites • Pasture • Woods

168± acres

offered in 8 tracts

Real Estate Auction held at Tippecanoe Twp. Fire Station/Community Building
5689 18th Rd., Argos, IN

Thursday, February 21 • 6:00 pm

168± acres

offered in 8 tracts

Combine • Tractors
Bobcat • Forktruck
Gator • Tillage • Planting
Harvest • Semis • Trucks
Trailers

Equipment Auction held at 6589 18th Rd., Argos, IN

Friday, February 15 • 10:00 am

SCHRADER Real Estate and Auction Company, Inc.

REAL ESTATE TERMS & CONDITIONS: The tracts 1-8 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Property will be bid 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 seller's acceptance or rejection. **DEED:** Seller shall provide a Warranty Deed. **EVIDENCE OF TITLE:** Seller shall provide the insurance in the amount of the purchase price. **CLOSING:** Closing shall take place 30 days after proof of merchantable title. **POSSESSION:** At closing. **REAL ESTATE TAXES:** Seller shall the 2018 taxes due in 2019. Buyer pays all taxes thereafter. **DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing. **AGREEMENT:** All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** AT THE SELLER'S OPTION, 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 the auction. Any need for a new survey will be determined solely by the seller cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing the insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres on tracts, there shall be no adjustment on parcels or combinations of parcels that include improvements. Tracts 4 and or 8. If a new survey is determined to be necessary by the Seller. **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. AN-NOUANCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION DURING THE TIME OF STATEMENTS MADE. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, is made by the Seller or the Auction Company. Each potential bidder concerning the property is made by the Seller or the Auction Company. The Seller is not 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 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 an 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 are any questions 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.

FARM EQUIPMENT TERMS & CONDITIONS: Cash or Check w/ proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material, and oral statements made. Not responsible for accidents.

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Real Estate Auction

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168[±] acres Real Estate AUCTION

offered in 8 tracts

MARSHALL COUNTY, IN Farm Equipment

Notes: Don't miss this great opportunity to buy any tract, combination of tracts or the entire property! Home buyers, productive tillable land, building sites and hunters, come inspect the potential!

Real Estate
Thursday, February 21 • 6 pm

PROPERTY LOCATION: Tracts 1-6: 2.5 miles east of Argos or 4.5 miles west of SR 331 on SR 10 to Hickory Rd. then turn south 1.5 miles. **Tract 7:** ¾ mile west of SR 331 at Old Tip Town on 17B Rd. **Tract 8:** 5 miles east of Argos or 2 miles west of SR 331 on SR 10 to Fir Rd. turn south on Fir Rd. 1 mile just south of 17th Rd.

AUCTION LOCATION: 18325 SR 331, Tippecanoe, IN. At the Tippecanoe Twp. Fire Station/Community building.

INSPECTION DATES:
 Saturday, January 26 • 10am - Noon
 Thursday, January 31 • 4:30-6pm
 Meet a Schrader Rep at the house on Tract 4.

TRACT INFORMATION:
TRACT 1: 17.5± ACRES, approximately 12± acres tillable and 5.5± acres of woods. Great potential building site, road frontage on Hickory Road south of 18th Rd.

TRACT 2: 12.5± ACRES, approximately 125' of road frontage on Hickory Rd. 6.5± acres of tillable land, pasture, potential building site and approximately 6± acres woods, hunting and recreation.

TRACT 3: 58± ACRES, all tillable productive land at the intersection of Hickory and 18th Rd.

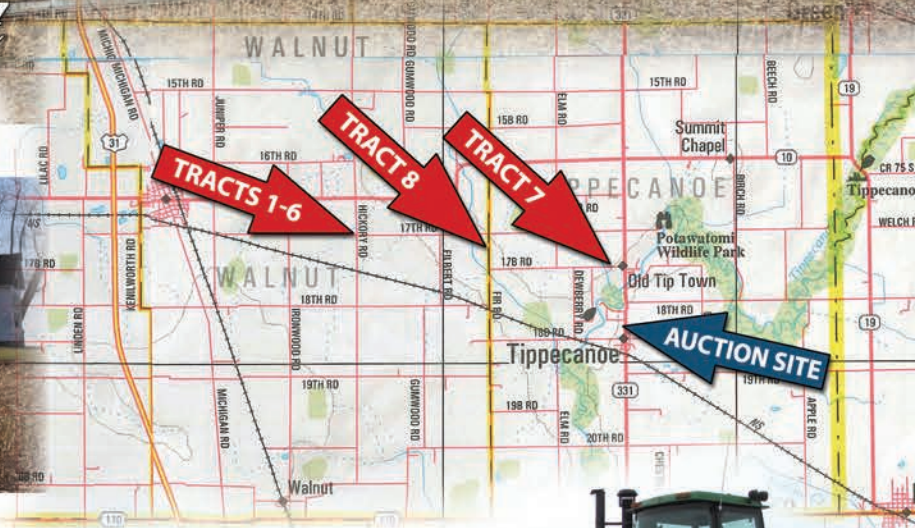
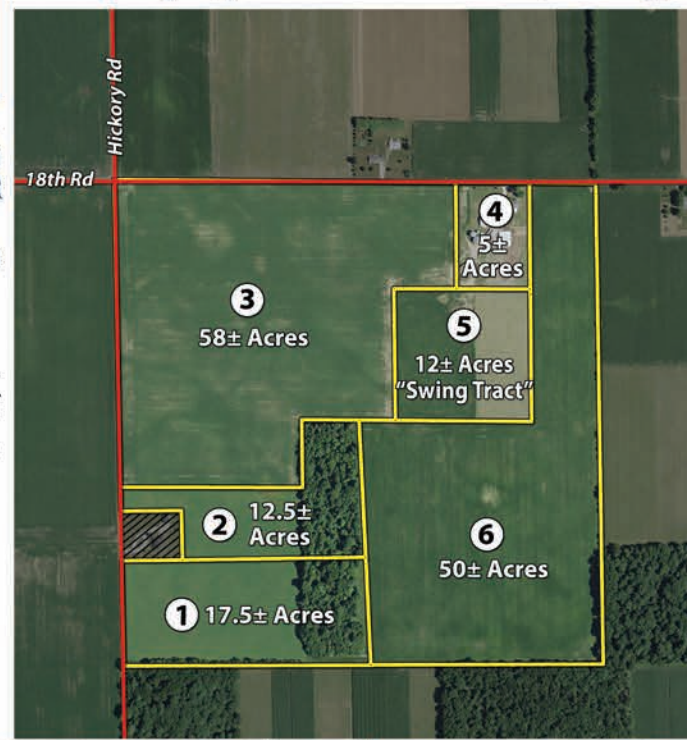
TRACT 4: 5± ACRES, 6589 18th Rd., Argos, IN. 2 Story, 3 bedroom, country home approximately 2340 square feet, with bath and a half, heated shop and equipment storage with rest room and a livestock / storage building. GSI 9 ring 36', 25,000 bushel and a 9 ring, 30', 15,000 bushel bins. *There is a Super B AS-1000 dryer, that will be bid in the equipment auction, the buyer of Tract 4 may at the end of the real estate auction, buy the dryer for \$1000 over the high bid at the equipment auction.*

TRACT 5: SWING TRACT, 12± ACRES, this is currently a fenced area for livestock. This tract must be purchased with any adjoining tract and cannot be purchased by itself. Buyers of Tracts 3 and 5 may choose to combine this Tract for contiguous tillable land.

TRACT 6: 50± ACRES, all productive tillable land with approximately 350± feet road frontage on 18th Rd.

TRACT 7: 10± ACRES, nearly all tillable land and potential secluded building site with 100' on frontage on 17B Rd.

TRACT 8: 3± ACRES, 1100± square foot, project, country home with three bedrooms, detached garage, barn and 2 pole buildings for livestock and storage. 5 miles east of Argos or 2 miles west of SR 331 on SR 10 to Fir Rd. turn south on Fir Rd. 1 mile just south of 17th Rd.



Farm Equipment
Friday, February 15 • 10 am

AUCTION LOCATION: 6589 18th Rd., Argos, IN

- COMBINE/TRACTORS**
- 2003 Case IH 2388 4 WD Combine
 - 1973 JD 4430
 - 1987 JD 4650
 - 1980 JD 8640
 - 1984 JD 8650
 - 1995 JD 8870
 - 1968 IH 856
 - 1950 Farmall C
 - 1941 IH Farmall M
- BOBCAT • FORKTRUCK • GATOR**
- 2008 Bobcat S160
 - Cat Propane Fork Truck
 - 2011 JD 825i Gator
- TILLAGE • PLANTING • HARVEST**
- DMI NitroMaster 7000 Series Tool Bar
 - IH 3900 & 490 Discs
 - Unverferth Rolling Harrow II & 220
 - (2) IH Chisel Plows
 - JD 455 Grain Drill
 - JD 7200 Planter
 - JD 2 Row Corn Chopper
 - JD 640 Hay Rake
 - JD 336 Baler
 - IH 990 Haybine
 - JD 893 8 Row Corn Head
 - Case IH 1020 30' Grain Head



- SEMIS • TRUCKS • TRAILERS**
- 2007 IH IX Eagle, 13 Spd.
 - 1996 IH Eagle 9400, 13 Spd.
 - 2006 Chevy 3500 Crew Cab Diesel Dually
 - 1992 Chevy 2500 Silverado w/8' Boss Plow
 - 2012 Wilson Commander Hopper Bottom Trailer
 - 2006 Wilson Hopper Bottom
 - 2000 ITI Weller Seed Corn Trailer
 - 2011 Eby Aluminum Livestock Trailer
 - Implement Trailer
- MISC ITEMS**
- Farmhand Feed Grinder
 - Gravity & Hay Wagons/Running Gears
 - Augers
 - Chem Trailer
 - Feeder Wagons/Trailers & Round Feeders
 - Master D90B Cattle Shute
 - Generator • Shop Tools
 - VW Bug & More



Note: Full Farm Equipment and Personal Property List Coming Soon! Watch SchraderAuction.com for complete listing.

LIVE INTERNET BIDDING
 Visit SchraderAuction.com for Details
 or call 800-451-2709.

