

ALLEN COUNTY • 14607 Bremer Rd., New Haven, IN 46774



East Allen Farmland  
Home and Recreation Land

**54<sup>±</sup>**  
acres  
in 4 tracts



Personal Property  
Saturday, July 23<sup>rd</sup> at 10am

**AUCTION**

Real Estate  
Tuesday, July 26<sup>th</sup> at 6pm

800-451-2709  
SchraderAuction.com



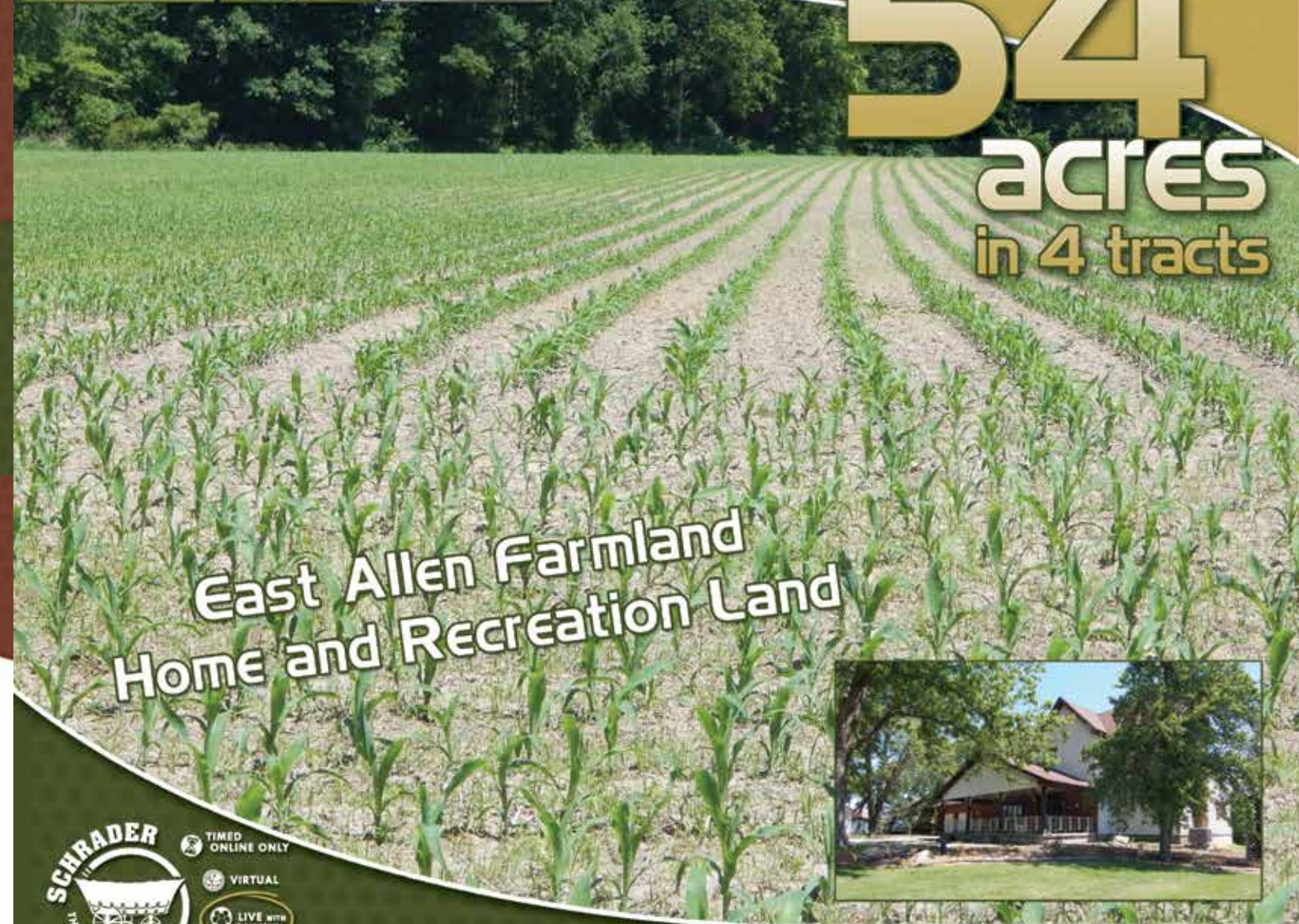
Personal Property  
Saturday, July 23<sup>rd</sup> at 10am

ALLEN COUNTY  
14607 Bremer Rd.,  
New Haven, IN



Tractors • Bobcat • Attachments  
Lawn & Garden Equipment  
Woodworking Tools  
Shop Tools

**54<sup>±</sup>**  
acres  
in 4 tracts



East Allen Farmland  
Home and Recreation Land



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

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr.,  
Columbia City, IN 46725

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260-760-8922  
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JULY 2022						
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 31	25	26	27	28	29	30



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Real Estate  
Tuesday, July 26<sup>th</sup> at 6pm

**AUCTION**

# AUCTION

ALLEN COUNTY, IN

# 54<sup>±</sup> acres in 4 tracts



## Personal Property Saturday, July 23<sup>rd</sup> at 10am

LOCATED: 14607 Bremer Rd., New Haven, IN 46774

## Real Estate Tuesday, July 26<sup>th</sup> at 6pm

**REAL ESTATE INSPECTIONS:**  
Saturday, July 2 • 9-11 AM  
Tuesday, July 12 • 4-6 PM  
Or by appointment



### REAL ESTATE AUCTION LOCATION:

New Haven Conservation Club,  
13031 Old 24 E, New Haven, IN 46774

**PROPERTY LOCATION:** 14607 Bremer Rd., New Haven, IN 46774

**DIRECTIONS:** From Fort Wayne travel east on US Hwy 24 past I-469 approx. 2 miles, exit south on Bruick Rd., then south to Bremer Rd., then east one half mile to auction site.

### TRACT DESCRIPTIONS:

**TRACT #1: 18± MOSTLY TILLABLE ACRES.** Soils are Haskins & Nappanee. There is approx. 590± feet of frontage on Bremer Rd.

**TRACT #2: 4± ACRES.** Approx. 2,400 sq. ft., 3 bedroom, 2 bath home. 5" well with lots of hardwood trim. Beautiful open stairway with landing. Attached 2 car garage. Heated shop building, built in 1984, 24' x 24'. Pole building, built in 1984, 36' x 104'. Bank Barn, built in 1900, 36' x 62'.

**TRACT #3: 15± ACRES (SWING TRACT).** It is a combination of productive tillable land and open park-like setting. Gar Creek runs thru the property. Soil is mainly Whitaker. There is a small pond on this tract. *It must be combined with another tract or purchased by a neighboring land owner.*

**TRACT #4: 17± ACRES (SWING TRACT).** It is a combination of productive tillable land, open woods and recreation land. *It must be combined with another tract or purchased by a neighboring land owner.*



### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 4 individual tracts, any combination of tracts and as a total 54± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. The auction will be offered in individual tracts, combinations of tracts and as a whole.

**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:** 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 a Personal Representative Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing on Tract 2. The balance will be subject to the harvest of 2022 crop.

**REAL ESTATE TAXES:** Real Estate taxes shall be prorated to the date of closing.

**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

### TRACTORS • BOBCAT • ATTACHMENTS • LAWN & GARDEN EQUIPMENT • WOODWORKING TOOLS • SHOP TOOLS

• Ford 4610 SU tractor, diesel, factory cab, 14.9-28 tires, 3pt, pto, 1 remote, only 526 hrs. Bought new in 1979 • 1947 Farmall M tractor, NF, gas, partially assembled, non-running • Set of farmall fenders • Farmall F-20 tractor, NF, gas, non-running • Farmall F-14 tractor, NF, gas, non-running • Farmall F-12 tractor, NF, gas, non-running • AC WD 45 tractor, NF, gas, on steel, non-running • Bobcat 700 skid loader, Wisconsin gas, 60" material bucket • Bobcat backhoe attachment • Pallet fork for Bobcat • 60" dirt bucket • Tree stump bucket • Skid loader post hole auger w/16", 9", 6" augers • Skid loader grader blade • Skid loader log splitter • Ford 3btm plow, 3pt • 5' rotary mower, 3pt • 6 1/2' McKee snow blower, 3pt, pto • Flat rack wagon w/sides, Emco gear • 4'x8' single axle homemade trailer • Car caddy trailer • 8' fiberglass truck topper • Club Car elec golf cart, 2 yr old Trojan batteries w/charger • Simplicity Citation XT Zero turn mower, 27hp, 61" deck, bought new in 2018, hr meter not legible • Lawn mower jack • DR leaf & lawn vacuum, 301cc elec start motor (very low use) • Lawn vac trailer • Bolens HT 23 garden tractor (non-running) • 36" lawn roller • Poly pull type fertilizer spreader • (2) Fimco sprayers w/hand booms • Wheel barrows • Stihl FS 40C line trimmer • Titan Industrial 7000 watt generator, 10 hp • Spectra Physics EL-1 Laser transit • Portable cement mixer • Homelite transfer pump • Pitch forks, shovels, garden tools • Log chains, chain hoist • Stationary air compressor w/extra air tank • Portable air compressor • Snap-On battery charger • Airless paint sprayers • 8'x5' Fiberglass step ladders • 12' alum ext ladder, folding alum ladder • Assorted lumber • Chain link fence, posts, gates • 4 rolls of woven wire fence • Delta 36" wood lathe w/duplicator • Lathe tools • Jet 15H planer • Performax 16-32 planer • Rockwell edge planer • Craftsman floor model shaper • Emco TF-65 shaper • Makita shaper • Craftsman 10" table saw • Delta 10" table saw • DeWalt 740 radial arm saw • B&D radial arm saw • (2) DeWalt mitre saws • Craftsman scroll saws • Porter Cable plate joiner • Ram Machinery 6' joiner • Emco 6" belt sander • Belt and disc sanders • Router table • Rockwell band saw • Milwaukee Hole Hog drill • PLS frame set • Remington ram set • 8' Hirsh cutter's edge • Door hinge jig • Delta dust collector • Porter Cable & Makita sawsalls • Bosch sabre saw • Makita cordless power tools • Pro-Tech floor drill press, bench top drill presses • Porter Cable & Bosch hammer drills • Senco & Stanley nailers • Air stapler • Bench grinders, bench vise • Ryobi chop saw • Metal cutting band saw • Central Pneumatic sand blast cabinet • Portable sand blaster • Acetylene torch, tanks & cart • Lincoln 225 amp welder • Auto dark welding helmet • Tool chest, file cabinets • Craftsman 16 gal shop vac • C-clamps, pipe clamps, Quick Grip clamps • Chicago chain saw sharpener • Masonry tools • Hardware • Assorted hand tools

### COLLECTIBLES • FURNITURE • HOUSEHOLD FURNISHINGS

• Wooden neck yoke • Child's wagon • Corn sheller, hay knife • Cross cut & 1 man saws • Shoe last • Milk can • Wash board • Warm Morning cast stove • 2 wooden bedroom suites, mirrored dressers & chests • Wooden bed • Handmade walnut dresser • Night stands • Leather sofa w/power recliners, USB ports • Leather power recliner, USB port • Upholstered sofas, chairs, recliners, swivel rockers • Glider rocker • S curve roll top desk • 2 drawer wooden file cabinet • Kitchen table w/4 chairs • 2 pc. wooden hutch • LG 56" flat screen tv • Orgasonic elec organ • Floor lamps • (3) portable elec heaters • Singer sewing machine • Lifestyler 1000 treadmill • Gas grill • Pressure cookers • Kuerig coffee maker • Pfaltzgraff dishes • Pots, pans, dishes • Porch glider • (2) park benches

**OWNER: James M. & Martha J. Long Estate**

**AUCTION MANAGERS: Al Pfister, 260-760-8922 & Arden Schrader, 260-229-2442**

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**TERMS:** Cash or Check w/proper ID. 4% surcharge fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents. Lunch Available

