

Saturday, March 12th @ 10AM
9658 West 500 North -27, Converse, IN 46919

80+/- ACRES

HOME, BUILDINGS

Richland Township • Grant County

sold in 3 tracts

Tract 1: Home & Improvements on 5+/- Acres

Tract 2: 75+/- Acres Farm Ground

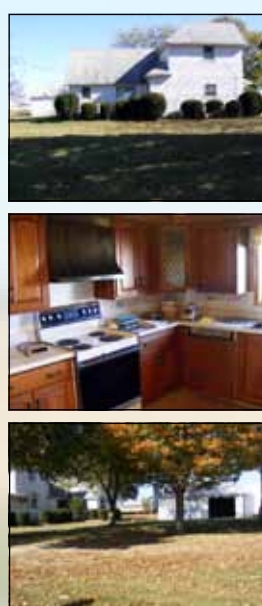
Tract 3: Combination of Tract 1 & 2



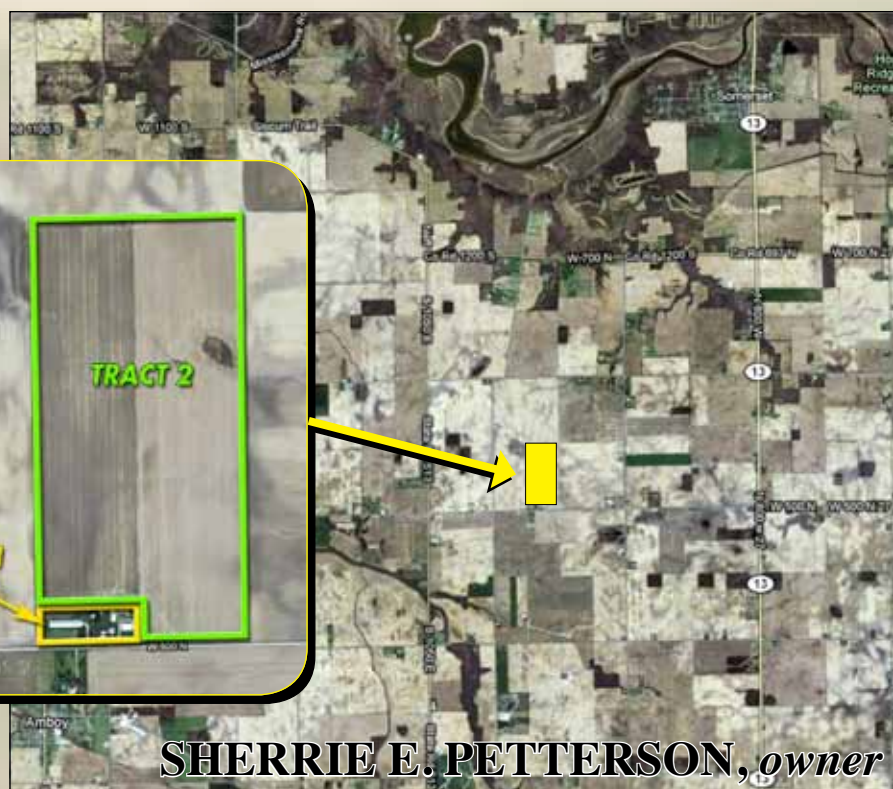
OPEN HOUSES:

Monday, February 7th @ 5pm - 6:30pm

Monday, February 21st @ 5pm - 6:30pm



PROPERTY MAP



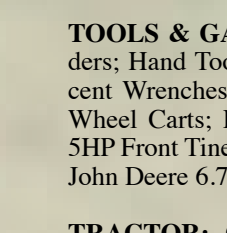
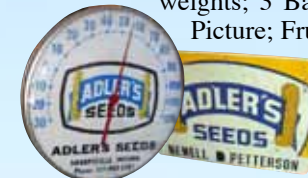
SHERRIE E. PETTERSON, owner

TRACT 1: Home & Improvements on 5+/- Acres

- Eat-In Kitchen, Carpeted, Cherry Cabinets, Built-In China Cabinet
- Large Spacious Living Room, Carpeted
- Den, Carpeted, Can Convert Into Bedroom
- 1 Bedroom downstairs
- 1 Full Bathroom, Downstairs
- Lg. Laundry Room w/ Built-In Cabinets
- 2 Bedrooms Upstairs, Lg. Spacious Closets, Carpeted
- New Water Softener & Sump Pump
- 2 Car Detached Garage
- 40'X60' Pole Building, Concrete Floors
- 30'X90' Pole Building, Concrete Floors
- 40'X60' Pole Building, Gravel Floors
- 40'X200' Cement Block Bldg, Converted Chicken House into Storage
- Wood Barn
- 2 - 7000 Bushel Grain Bins, 1 Has Dryer Unit

TRACT 2: 75+/- acres of prime farmground

OLIVER 1355 TRACTOR • JOHN DEERE 240 RIDING MOWER • APPLIANCES • ANTIQUES • ANTIQUE and COLLECTIBLE TOYS • ANTIQUE and MODERN FURNITURE • TOOLS • HOUSEHOLD • and MORE!



ANTIQUES: Oak Kitchen Cabinet; Oak Clock Shelf; Oak Childs Youth Rocker; Column Mantel Clock; Gone With The Wind Lamp; Porcelain Calendar Girl Figurines; Pressed Glass; Cut Glass; Fostoria; Compotes; Fenton Glass; Lefton China; St. Clair Paperweights; 3 Ball St. Clair Lamp (Cream); Brass Spittoon; Fruit Picture; Fruit Plates & Bowls; Thimbles; Graduated Strand of 15 Sleigh Bells; Ice Tongs; Caster Set; Chalk-ware Picture; Quilts; Old Pictures; Dazey No. 30 Glass Butter Churn; Singer Treadle Sewing Machine; "The Delmar" No. 99 Wood Coffee Grinder; Copper Boiler; Barn Lantern; Knotted Comforter; Fiesta Water Pitcher & Tea Pot; Guardian Pitcher & Ice Bucket; Adlers Seeds Adv. Thermometer & Sign; Wood Sled; Childs Wagon (Metal); Copper Tea Kettle; Hall T-Leaf Bowl; Green & Pink Depression Glass

ANTIQU & COLLECTIBLE TOYS: Pedal No. 58 Ladder Fire Truck; Nylint Fire Truck; Structo Grader; John Deere Chain Driven Combine; Sunshine Dairy Farms Metal Truck; Marx Sanitary Truck; Marx Metal Jeep; Wicker Doll Buggy; Doll Bed; Cap Gun; Makit Toys; 1855 Oliver Tractor; Oliver 77 Row Crop Tractor; Lincoln Logs; Bowling Fame in Orig. Box; Uncle Wiggly Game; Marx State Fair Bagatelle Game In Original Box; View Master; Bicycles

MISC: Everyday Dishes; Pots & Pans; Ball Zink Caps in Boxes; Kerosene Heaters; Spoon Holder; Bissell Upright Sweeper; Figurines; Carnival Glass; Barometer; "C.T. Niatt" 8X10 Oil on Canvas (Flowers); "Giddy" Oil on Canvas (Content - Stream in Woods); Afghans; Bedding; Jewelry Boxes; Lava Lamp; Religious Pictures; Metal Ware Hanging Lamp; Metal Ware Wall Mt. Lamp; Lamps; Games; Luggage; Candy Dishes; Albums; Bathroom Scales; Sm. Kitchen Appliances; Silverware; Floor Fan; Christmas Decorations; Farberware Broiler; Ping Pong Table

ANTIQU & MODERN FURNITURE: Walnut Parlor Table; Marble Top Parlor Table; Oak Parlor Table; Oak Organ; Iron Leg Stool; Cane Arm Chair; Shelf Unit; Curio Cabinet; Maple Queen Bed; Cherry 6 Drawer Dresser w/ Mirror; Maple Kitchen Table w/ 5 Chairs; Marble Top End Tables; Upholstered Chairs; 3 Cushion Sofas; 4 pc. Oak Bedroom Suit w/ Queen Bed, Nightstand, Chest Dresser w/ Mirror; RCA Victor Console Stereo;

APPLIANCES: Hotpoint Electric Stove; Maytag Washer & Dryer; Randell Food Preparation Table;

TOOLS & GARDEN: Aluminum Extension Ladder; Wood Ladders; Hand Tools; Pipe Wrenches; Grease Guns; Air Tank; Crescent Wrenches; Garden Tools; Rakes; Shovels; Pitch Forks; 2 Wheel Carts; Lots of Scrap Lumber; Wheelbarrow; Till Star 5HP Front Tine Garden Tiller; 240 John Deere Riding Mower; John Deere 6.75 Self Propelled Push Mower;

TRACTOR: Oliver 1355 Tractor w/ Oliver 1510 Loader, Good Rubber, Hydraulics, Diesel, 2 Pt. Lift, 1754 Hrs Shows on Meter, Clean & Sharp



(260) 356-4111 for more information contact: Tim Scheerer @ (260) 358-6994

www.smauctioneers.com

TERMS

MANNER OF AUCTION: *The described property will be offered at public auction as 3 individual tracts and may be sold in any combination of tracts or as a whole 80+/- acre property. The property will be sold in result of the highest total bid price. The property will be sold as-is, where-is.*

ACCEPTANCE OF HIGHEST BID: *All successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the confirmation of the sellers.*

DOWN PAYMENT: *10% of the final bid price will be due the day of auction with the balance due at closing in cash. The down payment can be accepted in the form of personal check, cashiers check or corporate check. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval.*

CLOSING: *The balance of the purchase price is due at the closing, which is to be held within 30 days of when the purchase agreement is signed by the seller and buyer(s). Cost of the closing will be shared equally between the sellers and buyer(s).*

EVIDENCE OF TITLE: *Seller shall provide and pay for an ALTA Owner's Policy of Title Insurance insuring in Buyer marketable title to the real estate as of a date after the date a purchase agreement becomes effective, in the full amount of the purchase price. Notwithstanding sellers obligation herein, if there is a simultaneous issuance of an ALTO Owner's Policy and an ALTO Loan Policy, all charges and premiums for them shall be paid equally by the sellers and buyer(s). If only an ALTA Loan Policy is issued, all charges and the premium.*

POSSESSION: *Possession on all tracts given the day of final closing.*

REAL ESTATE TAXES: *Real estate taxes on all tracts are to be prorated to the date of closing. The real estate tax information stated indicates what the current owner is required to pay and is merely a guideline, the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay.*

SURVEY: *A new survey will be completed on both tracts with the expense charged to the seller and buyer at a split cost of 50/50.*

FSA INFORMATION: *Contact auctioneer for details concerning current FSA information regarding property.*

DISCLAIMERS: *The information stated in this brochure is the opinion of Scheerer McCulloch Auctioneers, Inc. and its agents; however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections and opinions. All measurements, tax, FSA and other information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter.*



for more information contact:
Tim Scheerer @ (260) 358-6994

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210 W. Park Dr., Huntington, IN 46750
515 E. Paulding Road, Ft. Wayne, IN 46816

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AUCTION