



Relocation Dispersal of Stone Nob Farms

AUCTION

Saturday
October 16th
9:00am

3404 County Road 65 - Butler, Indiana

1 MILE SOUTH OF BUTLER, IN

Directions: Located off of Indiana 1. At intersection, head West on County Road 34 and then North on County Road 65. (Watch for Steffen Group auction signs)

28.84 +/- Acre Horse Farm - Selling In 3 Tracts



Tract #1:

18.14 +/- acres with 54' x 56' barn and small out buildings. This tract of land offers a 2,240 SF home and pond. There is also a 30' x 56' detached garage and approximately 10 acres of rolling pasture.

Tract #2:

7.7 +/- acres with a 52' x 156' pole barn. This tract includes a driveway already in place with incredible rolling pasture.

Tract #3:

3.0 +/- acre building site.

Meet a Steffen Group Representative at Tract 1 on Sunday, September 26th from 1-3 pm or Thursday, September 30th from 4-6 pm. Call for a private showing.

SALE ORDER 9:00 am - Miscellaneous, Household, Antiques
 10:00 am - Horse Equipment and Miscellaneous Farm Items
 11:00 am - Farm Equipment, Ford Truck and Draft Horse Stalls
 11:30 am - Ponies
 12:00 Noon - Real Estate
 (Note: Times are approximate.)

John Deere Push Tractor - John Deere Battery Operated Gator - Metal Pedal Fire Truck

Little Tike Desk; Bicycle; Guitar; John Deere Push Tractor; John Deere Battery Operated Gator; Little Tike Pedal Car; Metal Pedal Fire Truck; Antique Chain Scooter; Metal Toys; Numerous Misc. Toys



5th Wheel Horse Wagon with Rubber Wheels - Draft Horse Harness - Horse Equipment - Pony Harness and Bridles - 30 + Portable Draft Horse Tie Stalls - Pony Carts

Feed Containers; Water Troughs; Shovels; Manure Forks; (24) Funnels; (30) Automatic Watering Bowls; Showing Stock (Draft Horse Size); (3) Hand Trucks; Round Bale Feeder; (2) Antique Sythe; Antique Hand Seeder; 13 Tie Stalls Unit w/Mangers(Movable); 12 Tie Stalls Unit w/Mangers(Movable); 4 Tie Stalls Unit w/Mangers(Movable); Wheel Barrow; 5th Wheel Horse Wagon w/ Rubber Wheels and Hydraulic Brakes; Set of Draft Horse Nylon Team Harness; Draft Horse Collars; Misc. Pony Harness and Bridles; Misc. Halters; Misc. Draft Horse and Pony Shoes; Show Trunk; (3) Gas Lanterns; (2) Carriage Lamps; Steel Wagon Wheel; Harness Box; Foaling Monitor and Camera; Pony Saddle; Steel Double Tree; Neck Yoke; (5) Equitaners (Semen Shipping Tanks); Pony Carts; Livestock Truck Heater; Semen Tanks; (2) Push Mowers; Weed Eater; Wet/Dry Vacuum



Hackney Mares - Shetland Modern Show Ponies - American Show Ponies

Hackney Brood Mare in Foal (Registered); Three Hackney Brood Mares; Three Hackney Yearling Stallions; 2 Year old Black Hackney Stallion; 8 Year Old Shetland Mare (Broke to Ride and Drive); 2 Year Old Shetland Spotted Mare; Modern Shetland Brood Mare (Registered); 3 Year Old Spotted Modern Pleasure Shetland Mare (2nd at World Show); 2 Year Old Modern Shetland Stallion; Two Yearling American Show Pony Mares; 2 Year Old Modern Pleasure Shetland Mare; 3 Year Old Hackney Gelding

Note: The Hiser family has raised show ponies for over 60 years and have been the breeders of numerous National Champions. If you are looking for a pony that will work for your program, don't miss this auction. For Complete Pedigree Information visit our website at www.steffengrp.com.

Jayco Camper - 1990 Case 1825 Skid Loader - Bale Elevator - 1999 F350 Double Cab Pickup

Brush Hog; Post Hole Auger w/ 3 Pt. Hitch; 3 Pt. Hitch Bale Spear; 3 Pt. Hitch Bale Carrier; 3 Pt. hitch 6ft. Scraper Blade; Bale Elevator Frame; Bale Elevator Chain; 1990 Case 1825 Skid Loader w/2 Buckets (Less than 1,500 hrs); (2) Grain Augers; Antique Orchard Wagon Running Gears; Farm Gates (Various Sizes); (2) Steel Cut-off Saws; Screw Jacks and Jack Stands; Reese Trailer Hitches; Small Power Tools; Trailer Tires and Rims; Air Compressor; Lawn Trailer; Misc. Tools; Generator; (2) Forced Air Kerosene Heaters; Propane Cylinders
 2000 Jayco Eagle Camper - 30 Foot - Sleeps 8 - Bumper Pull
 1999 F350 Double Cab Truck-7.3 Diesel, Automatic, 4 Wheel Drive with/ Goose Neck Hitch (242,000 Miles)
 1995 DT 466 International Truck & 1991 Featherlite 8-Start Trailer (built for draft horses)

Clean Modern Furniture - Bedroom Suites - Antiques and Collectibles



Lazy Boy Couch; Hide-a-bed Couch; Dresser; Super King Bed; Queen Waterbed Frame w/ Head Board; Hide-a-bed Stand; Cedar Chest; High Back Chair; Chair Glider; Kitchen Table w/ 2 Chairs; Early American Round Kitchen Table; (4) End Tables; (2) Book Shelves; Misc. Lamps; Metal Credenza; Round Chopping Block; Various Size Benches; Card Table; Pac-n-Play; Microwave; (2) Coffee Makers; Electric Roaster; Mini Refrigerator; Baskets; Fans; Crocks; Misc. Dishes; Antique Stand W/ Marble Top; Antique Jelly Stand; Antique Cane Chairs; Antique Drop Leaf Table (5 legs); Small Foot Stool; McCoy Cookie Jar; Pre-Lit Christmas Tree; Lawn Furniture; Books; Coolers; (2) Dog Kennels; Plastic Storage Boxes; Screen Door; Luggage; Portable Folding Table; Army Cat; Mail Box; Outdoor Carpet; Flower Pots; Electric Heaters; Small Stack of Marline Paneling; (2) Cement Draft Horse Yard Ornaments; (2) EZ Ups; 42" Husky Supreme Riding Mower; (2) Bicycles; Child's Outdoor Glider; (6) Tiki Lights; Misc. Container of Plumbing and Electrical Supplies; Rubber Mats; Old-Time Sleds; Fishing Poles; Pitch-back Net; Electrical Cords; Volleyball Set(Poles and Net); Homemade Club House; Walking Sticks and Canes; Garden Hose; Chimney; Black Milk Can

Robert and Eileen Hiser - Sellers
 Brandon Steffen - Sale Manager

260-426-0633
www.steffengrp.com

STEFFEN GROUP
 Today's Leader in Auction Marketing

18+ Show Ponies - Horse Equipment - Real Estate

PERSONAL PROPERTY TERMS & CONDITIONS

Registration: Registration will begin at 8:00 am the day of the auction.
Method of Payment: Cash, Check, Visa or MasterCard (in the event that you are paying by credit card a 3% convenience fee will be charged).

Coggins Test and Health Certificate: Any animal being transported across the Indiana state line is required by law to have a negative coggins test; the cost of said coggins test shall be the cost of the buyer. In the event that the animals are being transported across state lines then the animals must remain at the sale site until such time as the negative test is received (24 hours). A licensed veterinarian will be on site the day of the auction to conduct said test; any health exams required by a buyer prior to purchase shall be at the cost of the Buyer. The mares that are being sold as "Pasture Bred" shall mean that the mares have been exposed to the Stallion and are believed to be carrying a foal. However, this is not a warranty by the Seller that the mare is in foal. Each Buyer shall use his or her own judgment for consulting with a competent veterinarian if chosen to determine any question with regards to the health of the animal. Each animal is believed to be in good health and will be represented "to the best of the Seller knowledge" on sale day.

Removal of Items: All items must be paid in full day of the sale prior to removal. All items must be removed the day of the auction. Horse and Farm Equipment may be picked up on Sunday October 17th from 12:00pm to 5:00pm. If additional time is needed for removal, please contact the auction manager.

Transfer of Registration Papers: The cost and expense of transferring any breed registration will be at the cost of the Buyer.

Absence of Warranties: All items are sold "as-is," "where-is," with no warranty being expressed or implied. Some images in the brochure may be for aesthetic purposes only and do not represent items in the sale.

Not Responsible for Accidents - Lunch Served - Porta-Jon On Site

REAL ESTATE TERMS & CONDITIONS

Procedure: The property will sell in 3 individual tracts, any combination of tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bids on the tracts, tract combinations, and the total property may compete.

Method of Payment: A non-refundable earnest money deposit of 10% of the purchase price will be required day of sale with the balance due the day of final closing. Closing to be within 30 days of the auction. This real estate is being sold for cash and your bidding is not contingent upon financing. Have your financing prearranged prior to auction day.

Acceptance of Bid: Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The seller reserves the right to accept or reject any bid. **Title:** Seller will provide buyer with a commitment of title insurance in the amount of the purchase price insuring the transfer and marketability of the title. Seller will provide buyer with a fully executed warranty deed conveying title to the buyer.

Possession: Possession shall be given 45 days after closing.
Taxes: Taxes shall be prorated to the day of final possession.
Survey: AT THE SELLERS OPTION, the buyer will provide 50:50 of the costs of any parcel where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a survey shall be determined at the sole discretion of the seller. If a survey is determined by the seller, final bids will be adjusted to reflect the results of said survey. The type of survey prepared shall be determined by the Seller as long as it is sufficient for issuance of a title policy. Combination purchase will only receive a perimeter survey. Only the boundary corners of the respective tract sold shall be marked. Successful bidders will then pay a revised purchase price calculated by multiplying the actual surveyed acreage by the actual purchase price per acre indicated in the agreement to purchase. All auction tracts are approximate and have been estimated based on aerial photographs or current legal descriptions. Seller will provide buyer with a boundary survey of the property. Said survey selected shall be at the sole choice and discretion of the Seller.

Physical Condition, specific zoning or available permits: This property is being sold as is with no warranty being expressed or implied as to the Agency: The Steffen Group is acting as the exclusive agent 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. Conduct of the auction and the increments of bidding are at the direction and discretion of the Auctioneer. All decisions of the Auctioneer are final. Announcements made the day of sale take precedence over any and all printed material.

WWW.STEFFENGRP.COM

SATURDAY
16
9:00 AM
October

Today's Leader in Auction Marketing

419 E. Wayne Street
Fort Wayne, IN 46802

260.426.0633

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STEFFEN GROUP

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2000 Jayco Camper - F350 Truck - Horse Equipment -
Farm Equipment - Hackney Mares - Show Ponies - Furniture

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