

**SCHRADER**  
Real Estate and Auction Company, Inc.  
CORPORATE OFFICE:  
950 N Liberty Dr • Columbia City, IN 46725

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With



10% Buyers Premium

**AUCTION COMPANY:**

Schrader Real Estate and Auction  
Company, Inc.  
Luke Schrader • 260-229-7089

**BROKERAGE COMPANY:**

Absolute Auctions & Realty, Inc.  
License # 109913559  
Jennifer Gableman, License # 10311208722

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*- Sealed Bid -*  
**AUCTION**  
**11.219± acres** with over 21,000 sq ft  
of buildings

**Sealed Bids Due: Wednesday, October 15<sup>th</sup> @ 5pm**

- Chautauqua County, NY -

OCTOBER 2025						
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	25
26	27	28	29	30	31	

**SEALED BIDS DUE by 5PM EST**

- Chautauqua County, NY | 118 Kendrick St, Sherman, NY 14781 -

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**AUCTION**  
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of buildings

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Deliver to 118 Kendrick St, Sherman, NY 14781  
from 2pm-5pm on Wednesday, October 15<sup>th</sup>  
Or email to [luke@schraderauction.com](mailto:luke@schraderauction.com)

- Over 21,000 sq ft of building space across four structures
- Ample yard space for truck access, staging, or future expansion
- Versatile use – ideal for agriculture, storage, logistics, or redevelopment
- Convenient location near Sherman's industrial corridor with strong regional access
- Potential build site

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- Chautauqua County, NY | 118 Kendrick St, Sherman, NY 14781 -

**INSPECTION DATES:**  
Monday, Sept. 15 • 5pm-7pm  
Wednesday, Oct. 1 • 4pm-6pm  
Thursday, Oct. 9 • 4pm-6pm  
Meet a rep at Tract 1!

**A SURVEY OF  
EACH TRACT  
IS AVAILABLE  
IN THE  
INFO BOOK**

# - Sealed Bid - AUCTION

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**GENERAL PROPERTY DESCRIPTION:** Located at **118 Kendrick Street in Sherman, Chautauqua County, NY**, this **11.219 ± acre** property offers a versatile mix of industrial and agricultural improvements, ideal for a variety of business or investment opportunities. The site includes four functional buildings totaling over 21,000 sq ft: a 3,696 sq ft distribution warehouse (built in 1975), a 6,860 sq ft grain mill with storage, a 7,560 sq ft storage facility, and a 3,960 sq ft storage shed, along with two grain bins. With ample yard space for truck traffic, staging, or expansion, this property is well-suited for agricultural producers, logistics companies, or investors seeking income-producing real estate with room to grow. Conveniently positioned near Sherman's industrial corridor, the property combines existing infrastructure with excellent accessibility, making it a prime asset for redevelopment or immediate use.

#### IMPROVEMENT LIST:

3,696 sq ft distribution warehouse (built 1975)  
6,860 sq ft grain mill with storage  
7,560 sq ft storage building  
3,960 sq ft storage shed

#### TRACT DESCRIPTIONS:

**Tract 1: 2.411 acres** containing a multi-level 6,860 sq ft feed mill and 7,560 sq ft concrete block building. Consider the possibilities these improvements offer as potential brewery sites, storage facilities, workshops, etc. An extremely large amount of square footage under roof! The tract also contains a 21'+/- silo. These facilities have 3 phase electric through National Grid and 800 amp service. This tract also contains National Fuel gas service.

**Tract 2: 3.969 acres** including two storage and distribution buildings totaling 7,656 sq ft under roof. The two grain bins located on the property go with the purchase. These two buildings are located on their own electric service but are not currently hooked up.

**Tract 3: 4.839 acres** creating for a beautiful potential build site! Great proximity to nearby city water and sewer. Consider combining with tracts 1 or 2 to include storage space and outbuildings. This tract also contains the potential for National Fuel gas service.



**Contact Auction Company for Detailed  
Information Book with Additional Due-  
Diligence Materials on the Property.**



#### TERMS AND CONDITIONS:

**PROCEDURE:** The property will be offered via a Sealed Bid Auction with bidding procedures more specifically outlined in the Sealed Bid Packet. The final bids are subject to the Seller's acceptance or rejection.

**BUYER'S PREMIUM:** The purchase price will be the bid amount plus a 10% buyer's premium.

**PURCHASE CONTRACT:** With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements and information in the marketing materials are subject to the terms and conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

**DOWN PAYMENT:** 10% of the total contract purchase price will be due as a down payment on the day of auction, with the balance due in cash at closing. 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.**

**EVIDENCE OF TITLE:** Seller shall provide an owners title insurance policy in the amount of the purchase price.

**DEED:** Property to be conveyed by the appropriate deeds.

**POSSESSION:** Possession shall be at closing.

**CLOSING:** The closing shall take place 45 days after the auction or as soon thereafter as applicable closing documents are completed by Seller.

**REAL ESTATE TAXES:** 2025 taxes will 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. Further, Seller disclaims any and all responsibility for Bidders 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.

**TRACT MAPS, ACRES, DIMENSIONS:** Tract maps, advertised acres and improvement dimensions are approximations based on existing tax parcel data, legal descriptions, architectural plans and/or aerial mapping data and are not provided as survey products.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and Absolute Auctions & Realty and its representatives are exclusive agents of the Seller.

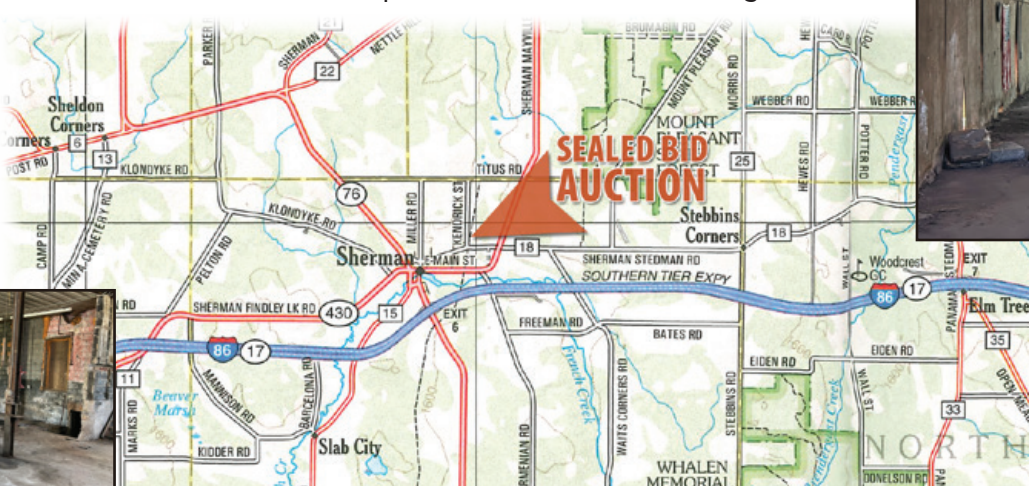
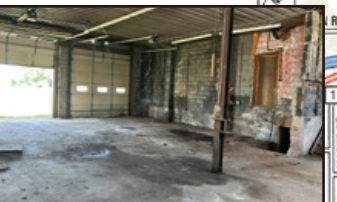
**SURVEY:** Based on the updated survey, it is not expected that a new survey will have to occur. In any event, a new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion. If a new survey is obtained, the survey cost will be shared equally by Seller and Buyer.

**CONDUCT OF AUCTION:** The conduct of the Sealed Bid Auction will be at the direction and discretion of the Auction Company. Seller and its agents reserve the right to preclude any person from bidding if there is any questions as to the person's identity, credentials, fitness, etc.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** ALL PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in the marketing materials is provided in order to facilitate (and not as a substitute for) a prospective bidder's pre-auction due diligence. All marketing materials are subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

**CHANGES:** Please regularly check [www.schraderauction.com](http://www.schraderauction.com) to review any changes and/or additional information.

**THE PURCHASE CONTRACT DOCUMENTS WILL SUPERSEDE THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**



**SELLER:** TRS Transit, LLC  
**AUCTION MANAGER:** Luke Schrader, 260-229-7089

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