

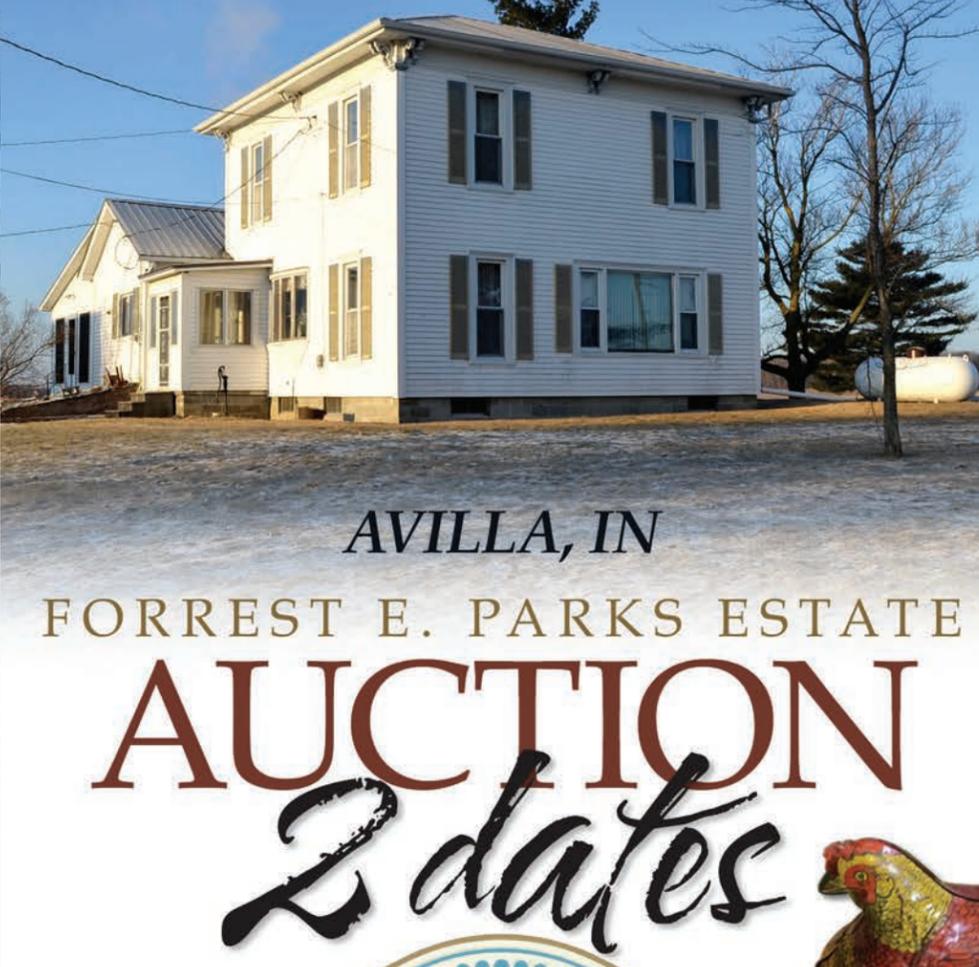


FORREST E. PARKS ESTATE
AUCTION
IN
AVILLA

2 dates

Monday, May 5 @ 6:00 PM
FARM HOME, BARNS, 5 ACRES

Saturday, May 3 @ 9:00 AM
CAR, TRUCKS, TRACTORS, TOOLS
ANTIQUES, FURNITURE, COLLECTIBLES

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FORREST E. PARKS ESTATE AUCTION



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REAL ESTATE & AUCTION
of Fort Wayne, LLC

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2 dates

Sun						
Mon	3					
Tue						
Wed						
Thu						
Fri						
Sat						
	1	2				
	8	9	10			
	15	16	17			
	22	23	24			
	29	30	31			

MAY 2014



FORREST E. PARKS ESTATE
AUCTION
2 dates

PERSONAL PROPERTY: Saturday, May 3 @ 9:00AM

..... 2 AUCTION RINGS GOING FROM START TO FINISH

ANTIQUES • GLASSWARE • COLLECTIBLES • HOUSEHOLD ITEMS:

Gleaner Clipper #2 fanning mill • Antique type N #42918 Graphophone • Antique fruit picture • Antique sewing basket • Antique 1911 "The New Era Rope Machine" by A.D. Long • Antique Baldwin tin litho wind up hen toy • Metal lawn chairs • Radio Flyer wagon • Nail kegs • Old grinding wheel • Antique cast iron toy train car • Antique sad irons • Antique piggy bank • Antique coal bucket • Antique weaving loom bobbins • Prayer rug • Aladdin lamp w/ finial • Daisy Heddon model 102 BB gun • Hall rose pattern covered bowl • Aunt Jemima & Uncle Mose salt & pepper shakers • Calumet baking powder tin • Antique glass spooners w/ deer portraits • Hand painted floral & fruit pattern plates • RS Prussia red star hand painted creamer & sugar • Hand painted shaving mugs, cups, saucers, bone dishes, relish dish • Hand painted Nippon & Germany salt dishes • Green depression double handle bowl • (2) blue glass divided dishes • Milk glass pedestal dishes, pitcher, bowls, serving tray • Original & reproduction Delft blue figurines & knick knacks • Pottery bowl • Blue Van Briggie pottery vase • Hull pottery handled pitcher • Glass baskets • Blue & milk glass hen on nest • Glass birds on a nest • Blue glass decanter bottles • Blue & amber glass baskets • Yellow glass bird & egg paper weights • Bird figurines • Glass medicine bottles • Glass top hats • Cobalt blue Planter's jar w/ lid • Victorian style pair of dresser lamps & statue • Pair of glass horse bookends • Large light up angel statue • Antique horse drawn sleigh, refurbished • Christmas & bear cookie jars • Glass bowls, trays, vases • Children's games & toys • Evil Knievel

11062 E. 300 N., Avilla, IN

DIRECTIONS: From Highway 3, turn east on Weimer Road, Go ½ mile to 1100 E., turn north and go 1 mile to 300 N. OR From Highway 3, turn east on 300 N. and go 2-1/10 miles to property.

1974 Addar hobby kit • Matchbox 1972 Super King "The Londonier" K-15 bus • Cast iron elephant bank • Knight helmet bank • Cow bells • Many glass & brass bells • Many porcelain dolls various sizes & makes w/ many still in original boxes • Miniature chairs & rocking chairs • Doll highchair • Doll house • Child's rocking horse • Wood child's chairs • TY Beanie Babies • Ice cream maker • Kitchen scales • granite pans • Small cast iron dinner bell • Val-A vintage egg scales • Bedding & linens • Rotating light w/ multi-color shield • Touch lamp • Pocket watches • Polk audio speakers • Stereo equipment • Nikon camera

FURNITURE • APPLIANCES:

Antique corner cabinet • Antique dresser w/ mirror • Antique 3 drawer commode • Antique rocker • Antique buffet w/ mirrored back • Antique round mirror • Heavy oak 5 drawer chest of drawers • 6 drawer dresser • 9 drawer dresser • 8 drawer dresser w/ mirror • Full size bed w/ head & foot boards • Full size bed • Long wood bench • Wooden table • 2 door wooden cabinet • Round & square tables • White wooden shelf • Card table & chairs • Blanket chest • Orange upholstered chair • Small wooden drop-leaf table • Orange foot stool • Wooden quilt rack • Metal & wooden knick knock shelves • Small sewing cabinet • Wooden bookcase • Rounded curio cabinet • Squared glass curio cabinet • Kitchen table & 6 chairs • China hutch • Kneehole desk • Pair of upholstered blue rocking chairs • Baldwin piano & bench • Tan La Z Boy recliner • Coffee & end tables • Dark wooden rocker • 5 shelf corner shelf • Metal shelf • Metal folding table • Heavy folding table • Metal file cabinet • Kenmore side by side refrigerator •

Kenmore washer & dryer • Microwave & microwave stand • GE freezer • Handmade poker table • Mini refrigerator

CAR • TRUCKS • TRACTORS • TRAILER:

1999 Buick 129,000 mi. • 2000 Chevy 3500 Pick-up CK w/ 144,000+ mi. • 1985 Chevy C20 Pick-up, mi. over 100k • Farmall H tractor, row crop front end, ser# FBH15038 • Case 500 diesel tractor, overhauled w/ under 300 hrs • International 300 utility tractor w/ Henry TS7 front loader & torque amplifier • 20' Dual axle wood deck trailer • 2004 Honda TRX300EX 4-wheeler

Large Pile of old barn beams & native lumber, some 30' in length

SHOP TOOLS • HAND TOOLS • BARN & FARM ITEMS:

250 Gal fuel tank on stand • Coleman powermate air compressor • Lincoln 225 amp welder • Packard Precision ¾ hp drill press • Socket sets • Wrenches, some old • Stihl 029 Super Farm Boss w/ 18" bar • GE Eterna series gas dryer • Tool boxes • Bench grinders • Metal & wood work benches • Chains & clevis • Elect. Chords • Hydraulic cylinders • post driver • Fuel cans & funnels • Floor jacks • Ropes & pulleys • Large lawn roller • Wheel barrow • Elect. motors • 1 Section 4 x 9 3 tier pallet rack • stove pipe • Ladders • Log roller • Leg traps • Asst. auto & garden fluids • Asst. scrap iron • Much misc. old farm items & tools

PERSONAL PROPERTY AUCTION TERMS:
Cash, check, Mastercard / Visa with 4% convenience fee on credit card charges. No sales tax -- no buyer's premium.

LUNCH SERVED!

Seller: FORREST PARKS REVOCABLE TRUST

AUCTIONEER: JERRY EHLE



260-749-0445 • 866-340-0445
www.schraderfortwayne.com



REAL ESTATE: Monday, May 5 @ 6:00 PM

TO BE HELD ON SITE!



Open House
to Preview the Real Estate:
SUNDAY, APRIL 13, 2 - 4PM and
MONDAY, APRIL 14, 5 - 7pm
or call Sale Manager to schedule private showing.

FARM HOME, BARN, 5 ACRES:

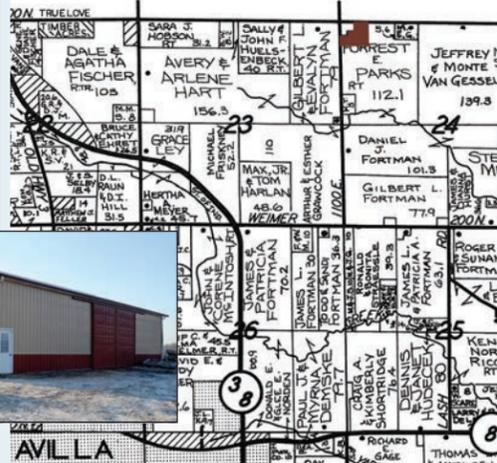
Home is a large older, Country 2 story with 5 bedrooms and 1 bath. Home features a large country kitchen, large living and family room with glass French doors dividing.



There is a large recreation room. The home has much old antique wood casing around the doorways. There are two enclosed porches, one on front, one on back of home.

The two barns are Morton pole barns. The first is 50 x 64 with part concrete and has electric. There are (2) 12' wide x 14' high sliders on the back, a 10' w x 12' h overhead and an 18' w x 6' overhead. The second barn is 44 x 68 with 22' w x 15' h slider on side and 18' w x 16' h front slider.

Home is heated with gas forced air and also has wood burner. There is an older Central air unit. There is a full basement.



REAL ESTATE AUCTION TERMS AND CONDITIONS:

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$2500 down payment on the day of auction with the balance in cash at closing. The down payment may be made 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.
ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the Seller's 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's Deed.
CLOSING: The balance of the purchase price

is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession day of closing, immediately following the closing.
REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.
SURVEY: A new perimeter survey will be completed. The seller shall determine any need for a further survey and shall order survey. The cost of the new survey, shall be split 50/50 between Buyer and Seller.
AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., 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 being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.
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