

AUCTION TERMS & PROCEDURES

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 only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Co. 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

AUCTION MANAGER: JERRY EHLE

260-749-0445 | 866-340-0445

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SchraderFortWayne.com

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Pleasant Lake

Lake Property
AUCTION
Personal Property

Steuben County, Angola, IN

Monday, April 28
5:00PM Personal Property
6:00PM Real Estate

Pleasant Lake
AUCTION
Personal Property



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1175 W. Lake Street,
Pleasant Lake
(Located west off of Hwy.
427, south of Angola)

1920's built lake home on two lots. Take a step back in time for this cottage. Small kitchen opens out to large living room. Front enclosed porch with awesome view of the lake. Upstairs is a large dormer, again with windows facing the lake. Back lot is an elevated lot with a gorgeous southern view of the lake. The lake front lot lies below the back lot for an excellent beach and pier site. This entire property is a perfect tiered deck and walk-out building site. Lots of potential here!!

Property currently on well and septic.



OWNER: Marion Ehle Estate
ATTORNEY: Dan Nieter
AUCTIONEER: Jerry Ehle
260-749-0445 • 866-340-0445



OPEN HOUSE
TO VIEW THE PROPERTY
SUNDAY, APRIL 6
2 - 4PM
Or Call Office for
Private Showing



Antiques • Collectables • Furniture • Appliances • Household

ANTIQUES & COLLECTABLES: antique Bissell's universal floor sweeper • Nippon hand painted hair receiver • vintage framed oil on canvas "land scape scene" signed • Packard Organ made by The Fort Wayne Organ Co. w/ bench • sheet music • G.E. 8 track stereo • 8 track tapes • retro Zenith AM/FM radio • milk can • silver plate flatware • vintage canning and storage jars • enamelware bowls • 2 & 3 gal. stoneware crocks w/cobalt markings • "World Champion" wooden ammunition box • vintage hand tools: hammers, hatchet, chisel, shingle hatchet, etc. • chalkware flowered wall hanging • chalkware elephant statue • 5 jadeite Fire King coffee mugs • vintage magazines: This Day, TV Guide, National Geographic, Fort Wayne, etc. • collection of "The Mountain Boys" comic cards by Paul Webb • vintage Kodak folding pocket camera • 1923 Pikes Peak Colorado wall pendant • Linco Gas & Oil Co. advertising thermometer • 5 hand stitched patch quilts • Griswold #9 frying pan • miniature hand crank Singer sewing machine • bentwood child's chair • antique Electrahot heater • wooden folding table & 4 folding chairs

ANTIQUE & VINTAGE FURNITURE: plank bottom captain chair • 8' trestle table w/ 2 lift top benches • antique oak Hoosier cabinet made in New Castle, IN • Ogee style beveled mirror • retro Danish Modern couch • metal frame antique daybed • antique pressback rocker • wood dining table w/ 4 chairs • retro hanging light • antique metal floor lamp • retro Danish Modern arm chair w/ vinyl seat and back • floor & table lamps • antique oak mission style library table • recliner • matching couch, chair & ottoman • antique 3 tier book shelf • round beveled mirror • painted wood bench • 3 full size platform beds w/ bedding • wooden commode w/ chamber pot • antique trunk w/ insert

APPLIANCES & HOUSEHOLD: Black & Decker electric lawn mower • Weed Eater electric trimmer • 5' step ladder • misc. small appliances: blender, toasters, microwave, coffee maker, crockpot, toaster oven, etc. • Frigidaire refrigerator • metal utility cart • Zenith space command TV • folding card table • book ends • sewing basket w/ notions • misc. kitchenware: plates, dishes, pots, pans, glasses, etc. • fishing poles • portable Craftsman router table • walker

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REAL ESTATE & AUCTION
of Fort Wayne

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