

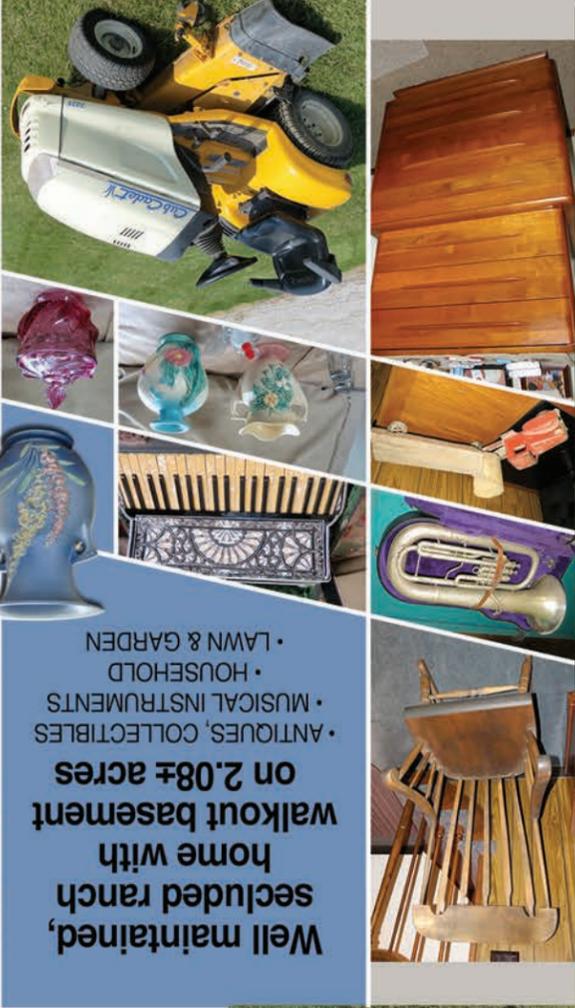
Woodburn, IN • Allen County, Maumee Township, East Allen Co. Schools



REAL ESTATE & PERSONAL PROPERTY
SALE
AUCTION
SATURDAY, NOVEMBER 8
PERSONAL PROPERTY AT 10 AM
REAL ESTATE AT 12 NOON



Woodburn, IN



Well maintained, secluded ranch home with walkout basement on 2.08± acres

- ANTIQUES, COLLECTIBLES
- MUSICAL INSTRUMENTS
- HOUSEHOLD
- LAWN & GARDEN



Well maintained, secluded ranch home with walkout basement on 2.08± acres

ANTIQUES, COLLECTIBLES
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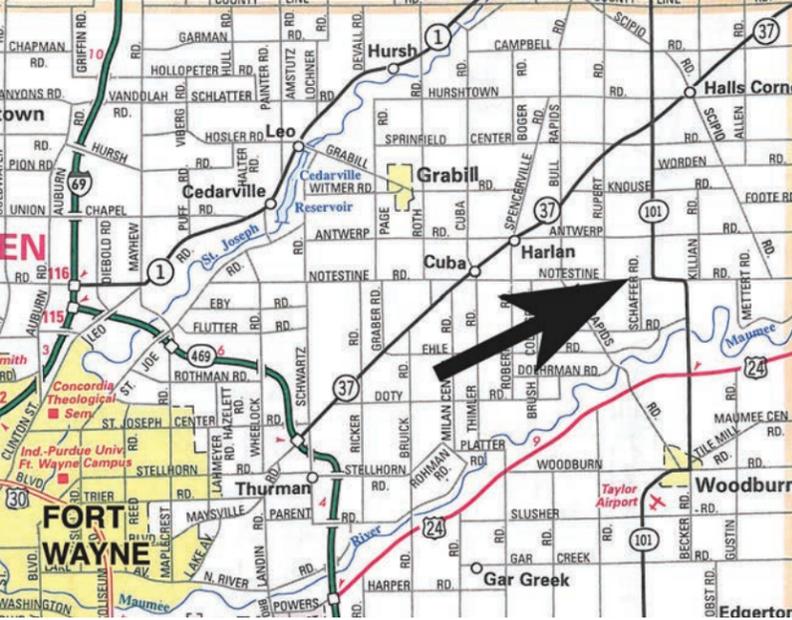
Sun							30
Mon							23
Tue							16
Wed							9
Thu							2
Fri							25
Sat							18
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Woodburn, IN
Allen County, Maumee Township, East Allen County Schools





REAL ESTATE & PERSONAL PROPERTY

AUCTION

SATURDAY, NOVEMBER 8

ALLEN CO.
MAUMEE TOWNSHIP
EAST ALLEN COUNTY SCHOOLS

PROPERTY LOCATION:
21032 NOTESTINE ROAD, WOODBURN, IN 46797
Approx. annual taxes \$1165.

DIRECTIONS TO PROPERTY: From 469 on east side of Ft. Wayne travel 4.5 miles southeast on SR 37 to Notestine Rd. Turn right, then travel 3.6 mi. to property. Property is located .2 mi. west of Schaffer Rd. or 1/2 mi. east of Rupert Rd. at 21032 Notestine Rd. Watch for signs.



REAL ESTATE OPEN HOUSE:
Thursday, October 16 • 4-6 pm
Wednesday, October 22 • 4-6 pm



PERSONAL PROPERTY AT 10 AM

ANTIQUES, COLLECTIBLES, MUSICAL INSTRUMENTS

Wood rocker • picture frames • 2 gallon crock churn • oak cabinet treadle sewing machine • porcelain canner • child's roll top desk • "nice" vintage blond bedroom set • vintage walnut bedroom set • 50-9 Roseville vase • cast iron rooster • multi color rooster • Fenton covered rose colored candy dish • Hull 6-1/2 vases • Shawnee • several roosters & hens • metal toy truck & trailer • misc. Longaberger baskets • single shot 12 ga. Iver Johnson Arms & Cycle Works Serial 25173 • Stevens bolt action 22 ga. Model 15-B • Martin Euphorium - Elkhart, IN (in remembrance of Wayne Oil & Tank & Pump Bank Boys) • Boston 7720 standard trumpet • National Pittsburgh accordion restored • Pedler Boston Wonder clarinet • Kran-nich & Bach spinet piano • C.G. Conn soprano saxophone pat 12-4-14 (1 I 19954) • Yamaha flute YFL-24N Japan 0006984 • Gemeinhardt flute Elkhart IN M2 A36274 • mantel clock • Sessions mantle clock • Plymouth mantel clock • Early Seth Thom-as clock, built 1860-1864, keeps excellent time.

HOUSEHOLD: Hard maple bedroom set • upholstered recliner • floor lamp • table & 5 chairs • Athena 2000 sewing machine w/ nice cabinet • White sewing machine • large lot of sewing supplies • electric fire place • 2 recliners & sofa • end tables • wood kitchen table & 4 chairs • small painted rocker • nice upholstered living room couch • loveseat & chair • hard rock maple desk (side doors) • wood desk • entertainment center • misc. small end tables • sofa & loveseat • electronic dart board • Schwindyne exerciser • Bow Flex • Schwinn bike • luggage • pool table & accessories • ping pong table • golf clubs • Polaris telescope • 8x12 rug • many, many, misc. items.

LAWN & GARDEN: 23HP Cub Cadet 3235 Series 3000 riding mower, 417 hrs. 60" deck all shaft drive • older Sears table saw • Honda Aero 80 scooter (excellent) • 1984 Lund 15' boat, 35 HP Evinrude motor • stacking tool chest • large Craftsman tool chest • B&D miter saw • Craftsman grinder • PMC pull type lawn sprayer • Sanborn portable air compressor • small lawn trailer • wheel barrow • belt sander • several small hand tools • Coleman lantern • tackle box • more.



REAL ESTATE AT 12 NOON

Property is a very well maintained secluded ranch style home with walkout basement on 2.08± acres bordered by a creek with plenty of mature trees.

Home includes 2 car garage (24x24) with 200 A electric, central air, electric heat, 4" well, newer roof, brick front, walkout basement, newer windows and deck.

- Laundry 5.5 x 8
- Eat in kitchen 24 x 12
- Family room 11 x 14.5
- Living room 11.5 x 16
- Foyer 11 x 7
- Bedroom/Closet 12.5 x 11.5
- Remodeled full bath, newer tile
- Master Bedroom 12 x 13, 2 closets
- Master bath/updated shower
- Bedroom 12.5 x 11.5/closet
- Finished spacious walkout basement /lots of storage, well suited for family activities
- Poured basement walls
- Finished area in basement 55 x 15.5
- Additional basement storage 55 x 14
- Trane high efficiency furnace
- Kinetico water softener
- Selling As Is-Where Is



OWNER: MARTIN RECTOR

AUCTION MANAGERS: Lee Beer 574-518-9109 and Dale Evans 260-894-0458

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AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$5,000 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. Seller has the right to accept or reject any and all bids.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of the final title commitment. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession is 15 days after 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.
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