

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction. The property will be offered as one parcel, including the house, outbuildings, and mobile home. **DOWN PAYMENT:** \$2500 down payment 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 Warranty 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 of the house on day of closing, immediately following the closing. **REAL ESTATE TAXES:** Real Estate Taxes will be prorated to the day of closing. **SURVEY:** A new perimeter survey will be procured to the day of closing.

be completed only if necessary for Title Commitment. The seller shall determine his or her own independent inspection, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties to 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.**

chore are approximate. Each potential All sketches and dimensions in the brochure are approximate. Each potential



7009 N. River Road Fort Wayne, IN 46815

AUCTIONEER: JERRY EHLE

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CORPORATE HEADQUARTERS

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Follow us on:



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EhleAuctions.com

SchradnerFortWayne.com

12924 Edgerton Road, New Haven, IN
SCHRADNER REAL ESTATE & AUCTION
of Fort Wayne



Saturday, December 6th
Personal Property - 10:00AM
Real Estate - 1:00PM

3 Bedroom Home • Outbuildings
Autos • Boat • Tractor
Tools • Antiques • Furniture



Auction

Auction

New Haven, Indiana • Allen County

Saturday, December 6th

Auction



12924 Edgerton Road, New Haven, IN
(Located north of Dawkins Road, between Doyle and Ryan Roads)

REAL ESTATE TO SELL AT 1:00 PM

**East Allen 3 Bedroom Home,
Outbuildings, Mobile Home on 2 Acres**

HOME FEATURES:

- A single story home with 3 bedrooms and 1 bath on a full basement!
- Kitchen with ceramic floor and eat-in area.
- Spacious Living Room with natural woodwork and hardwood floor.
- 3 nice sized bedrooms, also with original hardwood flooring.
- A dormer full length attic for lots of storage!
- The full basement features a partial finished area plus more storage area!
- The home is heated with gas furnace and has gas water heater.
- There is a large 3 car detached garage with floored attic.
- There is a 30' x 50' pole building with concrete, electric and overhead storage.
- There is also a utility shed.
- A 3 bedroom, 2 bath mobile home is included with the property.
- There is also a detached garage with this part of the property.
- All total, there is 2 acres of property.

Annual Taxes on the total: \$600 with exemptions • **Schools:** East Allen Schools

**OPEN HOUSE TO PREVIEW THE REAL ESTATE: SUNDAY,
NOVEMBER 16 • 2 - 4PM OR CALL OFFICE FOR PRIVATE VIEWING!**

SELLER: Helen Bandelier & the Former Charles Bandelier

AUCTIONEER: Jerry Ehle

260.749.0445 | 866.340.0445

SchraderFortWayne.com

VISIT WEBSITE FOR MORE PHOTOS



PERSONAL PROPERTY TO SELL AT 10 AM

AUTOMOBILES • BOAT: 1970 Cadillac Sedan De Ville, 472 CU (Only 68K miles), all power, runs great, original condition, ser# L0323070 • **2000 Dodge Dakota Pick Up**, 3.9L (175K miles), new battery, AC, w/ Fibre Body Utility cap, Vin# 1B7GL26X3Y5779514 • **16' Harris aluminum pontoon** w/ 25 HP Mercury motor on trailer

TRACTOR • IMPLEMENTS • LAWN & GARDEN: 1978 Ford 1600 utility tractor w/ 770 loader, ser#U112016, Diesel, (3260 hrs), new clutch in 2014 • **2 bottom Pittsburgh plow** • 6' three point disc • 6' three point grader blade • 8' spring tooth harrow • 4 x 6 small utility trailer • driveway drag • **Cub Cadet GT2000 V Twin**, Shaft Drive riding lawn mower, foot controlled hydrostatic, Kohler 20HP, 42" deck (199 hrs) • **Troy Bilt 7HP Horse rear tine tiller** w/ electric start, like new, ser# 120690201851 • **Craftsman 16.5HP riding lawn mower** • **John Deere 2.5HP pull sprayer** mod#5B • poly pull spreader • 1000's of board feet of rough sawn lumber-mostly maple-some kiln dried • sheets of plywood • sheets of blue Styrofoam • bags of charcoal • many bundles of oak flooring • rolls of fencing • many tomato cages • small western saddle • grain grinder w/ electric motor • large pile of iron & aluminum scrap • 150 gallons of diesel purchased in 2014 • **Huffy tandem bicycle** • **Schwinn ladies bicycle** • back pack sprayer • many garden tools

SHOP EQUIPMENT & TOOLS: Campbell Hausfeld 5 HP 28 gal vertical compressor • torch set w/ owned tanks on cart • bench vise • bench grinder • **P&H arc welder** • floor model drill press • aluminum extension ladders • many step ladders • 100's of hand tools including Craftsman sockets and wrenches • many pipe wrenches • C clamps • pipe & bar clamps • screwdrivers • pair of RR jacks • many log chains and binders

ANTIQUES AND COLLECTIBLES: 33" Anvil • wooden ice box • lightening rod w/ weather vane • **International Harvester corn sheller**, nice, all original • (8) **Ertl John Deere** toys, tractors, plow and others • **IH 1486 Ertl tractor** • **Stevens hex barrel** 22 long rifle • **Falstaff** lighted beer sign • **20 gal. Uhl crock** • 10 gal. crock • assorted crocks and jugs • **Coke opener** • **McCoy jardinière** • (4) canvas utility totes on wheels • **GE vintage floor fan** • several push plows, seeders and other farm primitives • large saw blades • buck saw • ice tongs • **Theatre seat from New Haven theatre** • 14" skillet • vintage metal lawn chairs • bucket of marbles • **Emerson 88 transistor radio** new in box • vintage sleds • wood toboggan runners • nice Native American hammer head found on Bandelier Farm • insulators • oil lamps • lanterns

HOUSEHOLD, FURNITURE AND APPLIANCES: double door white refrigerator • washer and gas dryer • large room air conditioner • large chest freezer • dresser with mirror • chest of drawers • pots and pans, dishes and large selection of house wares • 10 red vinyl café chairs • large queen ann leg dining room table • small café table made by Mr. Bandelier in High School • vintage bar stools • **Edon Pure infrared heater** • many fruit jars and canning supplies



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne