

## Real Estate 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 reserves the right to 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 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 provided to the buyer. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

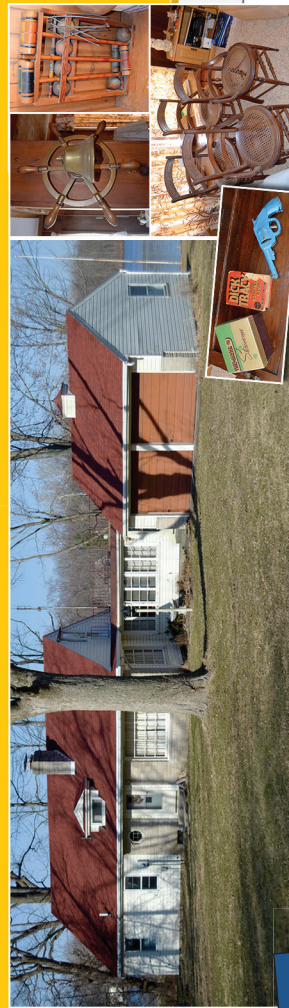
**AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. and its representatives are exclusive agents of the Seller.

**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.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

## Personal Property Terms & Conditions

Cash or good check w/ photo ID. All items sold "AS IS". Not responsible for accidents.



MAY 2015						
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						

**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, LLC

7009 N. River Road

Fort Wayne, IN 46815

260-749-0445 • 866-340-0445

Auctioneer: Jerry Ehle

#AC63001504, #AU19300123

CORPORATE HEADQUARTERS

950 N. Liberty Drive

Columbia City, IN 46725

800-451-2709

Follow us on:



866-340-0445

www.EhleAuctions.com

www.SchraderFortWayne.com



real estate and  
personal property  
**Auction**

SATURDAY, MAY 30 • 9 AM  
REAL ESTATE AT 12 NOON





## PERSONAL PROPERTY AT 9 AM

### Sunbird Speed Boat • Antiques • Primitives Collectibles • Furniture • Outdoor Items



**BOAT:** 1990 Sunbird SPL 160 speedboat w/ Johnson 70 HP out-board ser. #SB2T0180K990 on single axle trailer



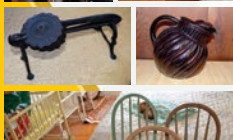
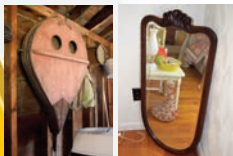
**ANTIQUES, COLLECTIBLES:** Marble top 3-dwr. dresser w/ ornate carved pulls • **drop** front desk • Victorian folding dressing screen



• **mission** style rocking chair • **3 organ** stools w/ ball feet • **set of 4** Eastlake cane bottom chairs • **child's** wood rocker • **bentwood** bench w/ flip up storage area • **oval**



wood frame mirror • **mahogany** half table • **several** plank bottom chairs • **4** **crochery** bowls • **assorted** green & pink depression • **Sun-beam** mixer bowls • **oyster** & pearl pink depression divided bowls • **many** advertising & character tumblers • **ruby** swirl pitcher • **Fire King** Grogg BC dishes • **California** Pottery Volly Vista Lazy Susan • **Bavarian** Buck plate • **Carnival** glass 3-footed bowl • **McCoy** tulip triple vase • **pink** perfume bottle • **several** early prints & watercolors incl. "Old Ironsides", "Toilers of the Sea" & many others • **brass** & red glass matching table lamps • **ornate** cast floor lamp • **ornate** table lamp base • **jewelry** casket • **selection** of costume jewelry • **cloth** body doll w/ moving arms & legs • **games** & toys: cap guns, view masters, marbles, board games • **Dick Tracy** Big Little book • **early** leather baseball mitts • **Gene Stratton** Porter & Robinson Crusoe books



**NATIVE AMERICAN:** Hammer & ax heads-points-arrowheads & fossils

**PRIMITIVES-CAST IRON:** Ox yoke • **RR** lanterns, one NYC • **ornate** cast iron bench • **sausage** press • **several** cast iron skillet • **Griswold** #10 cast iron muffin

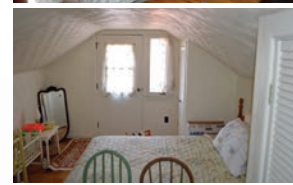
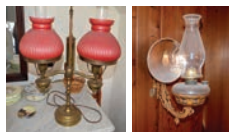
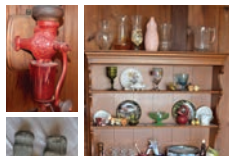


pan • **Griswold** #18 heart shaped mold-press • **The Ace** Co. cloverleaf doughnut form • **rug** beater • **block** planes • **granite** ware kettle & pans • **wall** mount coffee grinder • **several** oil lamps • **wall** mount oil lamp w/ reflector • **cast** iron postal box • **1879** juicer press • **Wagner** cast iron pot w/ wire handle • **Dunlap** punch press • **office** date stamp press • **wash** board • **Liberty** Bell book end • **dinner** bell • **several** pr. of wood boat oars • **Planet** Co. folding canvas bucket • **Type 4** antique wood dovetailed ringer

**VINTAGE-RETRO:** Red metal framed glider • red metal rocker • **white** metal tea serving cart • **enamel** top table • **all** metal red wagon • **metal** sign "State Line Rd." • **brass** boat propeller • **large 42"** wood bellows • **porcelain** "Men's" room door sign • **all** wood early croquet set • **brass** bell ships wheel wall hanging • **chrome** & pink vinyl stool • **Fresh** ND Aire hassock fan • **2 pr.** cast iron table legs • **alum.** ice bucket w/ Bakelite handles • **alum.** ice cube trays • **4-drawer** wood file box • **metal** TV trays & rack

**FURNITURE:** Maple 2 pc. hutch • **Claude** Gable corner sleeper sectional • **round** coffee table w/ globe in center • **recliners** & living room furniture • **maple** bunk beds • **2 full** size maple pineapple beds • **Mersmann** Waldron nightstand w/ brass pulls • **maple** dresser & mirror • **oval** dinette set • **end** & coffee tables & stands • **card** table & chair sets

**OUTDOOR ITEMS:** Concrete garden fountain w/ boy & girl under umbrella • **redwood** patio furniture • **glass** top patio table & chairs • **ice** fishing augers • **boat** anchors • **lawn** & garden tools • **cast** iron table saw • **vintage** front tine tiller w/ Wisconsin AA engine • **alum.** step ladder • **wood** step ladders • **workbench** • **bench** vise • **hand** tools • **life** jackets • **lake** items



## AUCTION

### SATURDAY, MAY 30

#### REAL ESTATE AT 12 NOON

*Excellent 1/2 acre level lake front lot with 150' of sandy frontage and 1.5 story lake home located on all sports Shriner Lake with skiing 1-4*

**ADDRESS:** 1961 E. Bair Road, Columbia City, IN 46725 (Shriner Lake)

**Directions:** From US 30 in Columbia City go North on St. Rd. 9 approximately 6 miles to E. Bair Rd. & turn East (Right) to auction site.

- 1/2 acre level lake front lot w/ 150' of sandy frontage
- 1.5 story on home, partial crawlspace & basement
- 1,638 sq. ft.
- 3 bedrooms, 1-full bath-room, 2-half bathrooms
- Kitchen: 12x9
- Utility room: 6x8
- Dining room: 14x13
- Family room: 14x26
- Master bedroom (main floor): 14x13
- Upper bedroom 1: 14x10
- Upper bedroom 2: 14x11
- Upper loft/landing: 8x11
- Breezeway: 18x11
- Hardwood floors
- Knotty pine wood paneling
- Limestone fireplace
- Electric oil furnace & electric baseboard heat
- 200 amp breaker box
- Limestone & vinyl exterior
- Public sewer & private well
- 21x22 attached 2 car garage
- Annual taxes: 2014 pay 2015 \$2,549.12

**OWNER:** Marcella Sterling Estate, Stacy Duray, Trudy Buffenbarger, & Berton Sterling Co-Personal Representatives. Trina Gould Attorney for the Estate

**Sale Manager:** Jared Sipe (260-750-1553)

**SCHRADER**  
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*of Fort Wayne, LLC*

**260.749.0445 • 866.340.0445**  
**www.SchraderFortWayne.com**

*Open House:*  
**Sun., May 3 & Sun., May 24**  
**2-4 PM**