

**REAL ESTATE AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered in 6 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% 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:** All successful bidders will be required to enter into purchase agreements 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 Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of the purchase price to the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession on or before July 1, 2015.

**ACREAGE:** All tract acreage, dimensions and proposed representation, either express, or implied, concerning the boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. 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 verification by all parties relying on it. The Seller or the Auctioneer assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and inclusion of 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.

#### REAL ESTATE AUCTION TERMS



7009 N. River Road  
Fort Wayne, IN 46815  
749-0445 • 866-340-0445  
#AC83001504, #AUV19300123  
Auction Managers: Jerry Ehle & Mike Roy



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**SCHRADER CORPORATE OFFICES**  
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725  
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**SchradelFortWayne.com**

**EhleAuctions.com**



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REAL ESTATE & AUCTION  
of Fort Wayne, Inc.



**SYRACUSE, IN**

**6 Lake Wawasee Properties**

**Thursday, May 28 • 6:00 pm**  
Held at Oakwood Resort, 702 E Lake View Rd., Lake Wawasee, Syracuse  
Adjacent to Main Channel Marine  
801 - 806 Lakeside Drive, Lake Wawasee, Syracuse  
3 LAKE HOMES • DETACHED GARAGE • VACANT LOT  
SMOKEY'S LANDING BUILDING AND 3 LOTS

**Smokey's Landing & Inventory**  
**Personal Property**

BOATS • KAYAKS • TRUCK • TRAILERS  
BOAT MOTORS • MUCH NEW FISHING TACKLE  
NEW MARINE ITEMS • MEMORABILIA

Held on Site: 802 Lakeside Drive, Lake Wawasee, Syracuse

## LAKE WAWASEE AUCTION

**Auction Dates**



**Smokey's Landing Inventory & Personal Property**

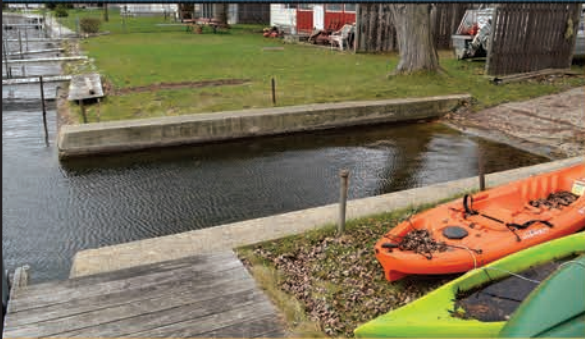
Held on Site: 802 Lakeside Drive, Lake Wawasee, Syracuse

BOATS • KAYAKS • TRUCK • TRAILERS • BOAT MOTORS  
MUCH NEW FISHING TACKLE • NEW MARINE ITEMS • MEMORABILIA

**Tuesday, June 2 • 4:00 pm**

**SYRACUSE, IN**

**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, Inc.



**Auction Dates**



## LAKE WAWASEE AUCTION

**6 Lake Wawasee Properties**

801 - 806 Lakeside Drive, Lake Wawasee, Syracuse - Adjacent to Main Channel Marine  
SMOKEY'S LANDING BUILDING AND 3 LOTS • 3 LAKE HOMES  
DETACHED GARAGE • VACANT LOT

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SYRACUSE, IN

**2**  
Auction  
Dates

## LAKE WAWASEE AUCTION

### 6 Lake Wawasee Properties

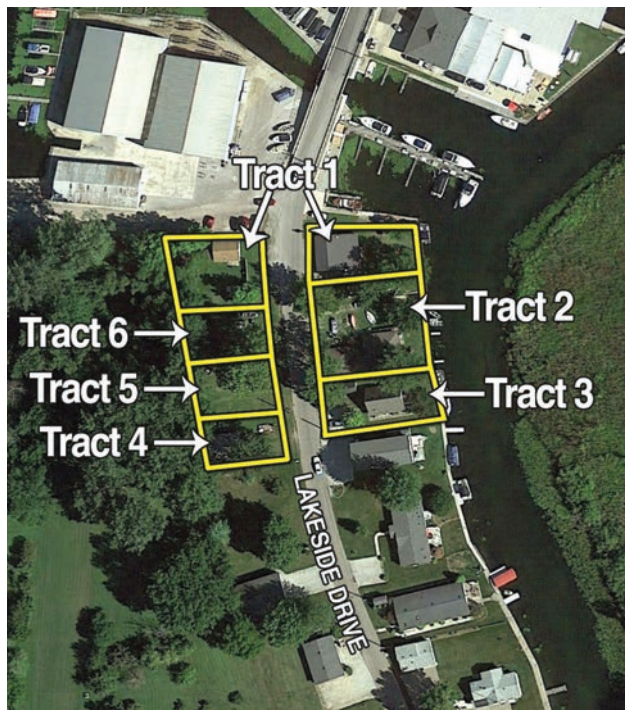
REAL ESTATE AUCTION LOCATION:  
OAKWOOD RESORT, 702 EAST LAKE VIEW ROAD, LAKE WAWASEE, SYRACUSE

Thursday, May 28 • 6:00 pm

AUCTION MANAGER'S NOTE: This a very rare opportunity to purchase several lake properties at one time on Lake Wawasee. Bidding will be on each tract individually, and/or bid in any combination of the tracts. Close in time to enjoy the 4th holiday on the lake!



PROPERTY LOCATIONS:  
801 - 806 LAKESIDE DR., LAKE WAWASEE, SYRACUSE  
adjacent to Main Channel Marine



**PREVIEW:** Meet a Schrader representative at the properties on **SUNDAY, MAY 3, 2-4 pm** or call for a private showing, 866-340-0445

**SELLER:** Anweiler Realty North Inc.

AUCTION MANAGERS: Jerry Ehle and Mike Roy

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**TRACT 1: Smokey's Landing Building, Home on Back Lot & Additional Vacant Lot,** 801 & 802 Lakeside Drive. (Lots 14, 15, & 16 Lingofelter Park). Smokey's building is a 1476 sq. ft. block building with a 288 sq. ft. block porch. There is 1 restroom, is on public sewer and has well water. The building is set upon on water front lot, adjacent to the Main Channel Marine. There is 50' of waterfront with a wooden pier along the entire water frontage. There is a 480 sq. ft. back lot, 1 bedroom, 1 bath home behind the store. It is on city sewer and shares a well with home on Tract 6. Additional back lot included with tract 1 which is for a total of 3 lots on this tax parcel.

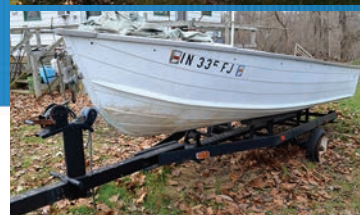
**TRACT 2: Waterfront Lake Home Plus Additional Lot,** 804 Lakeside Drive (Lots 12 & 13, Lingofelter Park). This tract has a 3 bedroom home on two 50' waterfront lots. The home has gas forced air furnace, and is partitioned with 2 kitchens and living space in both. The second lot as part of this tract is 50' waterfront x 120' deep. There is a concrete boat launch on this property. It is only to be used as a private launch.

**TRACT 3: Waterfront Lake Home,** 806 Lakeside Drive (Lot 11 Lingofelter Park). This is an 816 sq. ft. A Frame home on a 50' waterfront lot. There is a kitchen, living room, 1 bedroom, and a 2nd level bedroom. The home has gas forced air furnace and central air and is on public sewer with well water. The lot size is 50' x 120'

**TRACT 4: Back Lot with 24' X 32' Garage,** (Lot 19 Lingofelter Park). This tract has a 768 sq. ft. garage with electricity (provided from Tract 6) and double 7' x 10' overhead doors. The lot size is 50' x 100'.

**TRACT 5: Vacant Back Lot** (LOT 18 Lingofelter Part). This is a vacant .11 acre back lot. The lot size is 50' x 100'

**TRACT 6: Back Lot Home,** 803 Lakeside Drive (Lot 17 of Lingofelter Park). This is a 440 sq. ft. back lot cottage. It has Kitchen, small living area, 2 bedrooms, and 1 bath. It has gas forced air heat. It is on public sewer and shares it's well with Tract 1 cottage. The lot size is 50' x 100'.



## Smokey's Landing Inventory & Personal Property

HELD ON SITE: 802 LAKESIDE DRIVE, LAKE WAWASEE, SYRACUSE

Tuesday, June 2 • 4:00 pm

**TRUCK:** 1991 Ford F-150 pick-up, 4 x 4, 5.0L V-8, 130k miles with matching fiberglass topper

**BOATS:** '93 JC Sport Toon 20 pontoon w/ Johnson 48 Special motor, 14 person capacity, w/ trailer ser #BSV14149A393 used in 2014 • '74 McKee Craft 14' fiberglass boat, w/ 25 HP Evinrude, elec/ start on trailer • Capri 14.2 sailboat on trailer • (2) 14' aluminum deep well row boats • 16' aluminum deep well row boat • (2) 14' aluminum shallow well row boats • (2) 14' fiberglass canoes • (5) kayaks • 15' custom Frame single axle boat trailer • 17' fiberglass speed boat on double axle trailer

**MOTORS:** (3) Evinrude 6 HP motors w/ stands • Minn Kota trolling motors

**ANTIQUES & COLLECTIBLES:** GE spotlight, (from Sphinx Hotel, Lake Wawasee) • butcher block top workbench • cross cut saw • selection of vintage spoon lures • counter top wood framed showcases • upright wood framed showcase • 2 deer mounts • wood boat oars & paddles • 7 up menu board • (2) vintage Coleman lanterns • wood & metal signs

**EQUIPMENT, TOOLS, MISC.:** (2) trailer dollies • 1.5 T floor jack • 3.5 HP transfer pump • kerosene heater • lawn roller • (2) lawn trailers • battery charger • selection of hand tools • many garden tools • push reel mower • AC units • large round stock tank • oval stock tanks • assorted life jackets, tubes & skis • several coolers & refrigerators • 2 picnic tables • 12 x 16 utility shed

**NEW BAIT STORE INVENTORY** (OVER \$10,000 RETAIL INVENTORY REMAINING): 20+ paddles & oars • 15+ anchors • 30+ Shimano combo rods & reels • 25+ youth rods & reels • 25+ pocket knives & fillet knives • 20+ turtle nets • land-ing nets • live baskets • bait buckets • tackle • rubber worms • lines & hooks • motor items • 2 cycle oil • life jackets • spools of rope • sunglass display • rain jackets • sun hats • coolers • thermos jugs • 1000's packs of tackle & supplies • Smokey's Tee shirts, hats, cozies, and coffee mugs

**BAIT STORE FIXTURES:** 2 convex mirrors • coolers & refrigerators • 2 neon open signs • counters & cabinets • Sam 4s cash register • Reach-in ice cream freezer

