



www.SchraderAuction.com



REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 Tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$2000 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's 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.

CLOSING: The balance of the purchase price is due at closing, which will take place

on or before September 30, 2015. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-rated to the date of closing. Buyer shall pay all ditch assessments due in 2015.

ACREAGE: All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey is being completed.

Seller and successful bidder shall each pay half (50/50) of the cost of the survey if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, 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.

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

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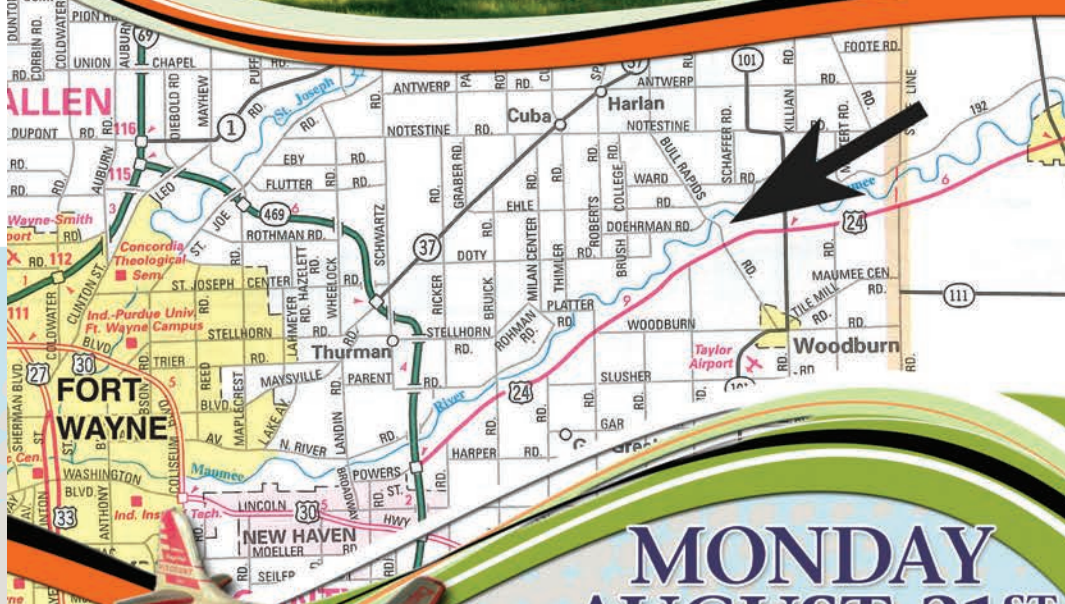


AUGUST 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

SCHRADER REAL ESTATE & AUCTION of Fort Wayne, LLC EAST ALLEN COUNTY Country Home & Personal Property AUCTION



7535 Westerlin Dr., Woodburn, IN



MONDAY
AUGUST 31ST
3 & 6:30 PM





**Open House To Preview
The Real Estate:**
SUNDAY, AUGUST 9, 2 - 4PM
Or call for private showing
... 749- 0445

EAST ALLEN COUNTY
Country Home & Personal Property
AUCTION
Monday, August 31ST • 3 & 6:30 PM
7535 WESTERLIN DRIVE, WOODBURN
(Located off of Old U.S 24, just east off of Bull Rapids Road)

REAL ESTATE OFFERED @ 6:30 PM

Home Features:

- 5 Bedroom, 2 Bath Tri-level
- Family Room With Fireplace
- Open Kitchen with Eat-in area
- Large Dining or Rec Room
- 3 Bedrooms up, and 2 on main level
- Workshop in 2 Car attached garage
- Extra Storage in Basement level plus garage
- 1.72 acres with storage shed
- Quiet Cul de sac with fields surrounding
- Just a lot of space for larger family
- Woodlan Campus Schools

Annual Taxes only \$958 with exemptions! Only \$2000 Down on day of sale!



SELLER: MARION L. AESCHLIMAN
AUCTIONEER: JERRY EHLE
SCHRADER
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PERSONAL PROPERTY TO SELL @ 3:00 PM SHARP

Appliances:

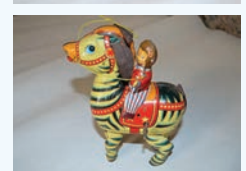
Frigidaire SS side by side w/ water & ice in the door, Gallery Series 2008, 25.9 cu ft. • **Maytag** Neptune front load washer & electric dryer • **Hotpoint** white refrigerator • **Whirlpool** chest freezer

Furniture:

Lazy Boy like new tan recliner • pair of matching swivel rocking living room chairs • **bentwood** cane rocker • **70's dining** room table & 6 chairs • **folding** server-island cart • **queen** pillow top mattress & springs • **mission** style armoire dresser • **Lazy Boy** recliner, blue • **Smith Brothers** plaid sofa • **sleeper** sofa • **computer** desk • **filing** cabinet • **office** chair • **desk** • set of 4 pine dinette chairs • **pine** dry sink • **pine** glass front bookcase • set of 4 press back chairs • **platform** rocker • **night** stand • **bentwood** hall tree hat rack • **coffee** & end table set

Antiques & Collectibles:

Sellers original Hoosier cabinet, excellent condition w/ flour bin & bread drawer, original stencils • **organ** stool • **Eastlake** glass front desk top bookcase • **30's** Deco lamp table • **vintage** quilts & quilt tops • **vintage** rolling pins • **Thimble** drone tin race car by Ray Cox • **wind-up** tin litho monkey on horse • **tin** litho Mar airplane • **crocks** • **several** dozen blue Ball jars • **assorted** depression glass • **Ideal** single laundry tub w/ lid • **80's** & newer Playboys • **20+** Jim Shore figurines • **Imperial** 5 gal. motor oil can • **wall** bracket oil lamp • set of 3 press back chairs • **oil** lamp • **flow** blue large platter • **oak** shoe shine kit • **Gone With The Wind** plate collection • **2** Elgin open face pocket watches • **wood** Coke case



Housewares:

Westinghouse 32" flat screen television • **Sony** DVD player • pair of Bose stand speakers • **Kitchen Aid** stand mixer, almond • **Kitchen Aid** SS toaster oven, like new • **canning** jars • **roaster** • **canner** • **SS** stock pots • **SS** & aluminum cookware • **assorted** dishes & kitchenware • **large** SS mixing bowls • **Dyson** bag less vacuum • **Sentry** fire proof file box • **Compaq** desktop computer w/ flat screen monitor • **Sony** digital Handycam • **100's** of DVD's, videos & books • **prints** & pictures • many decorator items • **linens** & towels • **Eureka** vacuum • **home** stereo • **Aussie** gas grill • **3** sets of golf clubs • **golf** balls • **men's** outdoor wear • **Muck** boots

Lawn & Garden Equip., Tools:

Scag Tiger Cub zero turn mower, 48" deck, 19 HP Kawasaki eng., 330 hrs • **Cub Cadet** 1641 hydro. riding mower, 48" deck, 16 HP, 377 hrs, front pullies & hyd. • **Vac Trac** collection system w/ gas engine • **55** gal sprayer w/ gas engine • **48"** lawn roller • **lawn** dump cart • **Lawn Boy** push mower • **pull** behind drop seeder • **lawn** aerator • **Cub Cadet** 32" snow blower • **Sanborn** vertical air compressor, 30 gal., 145 PSI • **Schumacher** battery charger booster • **Craftsman** 90 pc. tool set • **Craftsman** 2 pc. rolling tool box • **elec.** power washer • **Troy Bilt** XP 6200 watt generator, elec. start • **Hasquvarna** back pack blower • **Homecraft** band saw • **Kennedy** machinist chest • **Echo** string trimmer • **Craftsman** router & stand • **battery** powered drill & tool sets • **100's** of hand tools • **shop** vac • **floor** jack & jack stands • many ext. cords • **large** quantity lawn & garden tools • **pole** trimmers • **chain** saw • **sledge** hammers & axes • **Cosco** multi folding alum. ladder • **alum.** ext. ladder • **4** metal drawered cabinets • many Reese hitch receivers • **saw** horses • **red** wagon • new sheets of plywood & assrt. lumber

