

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered as 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 home and build- ings on day of closing. Possession of tillable acreage after harvest of bean crop.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the day of closing.

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

SURVEY: The Seller shall provide a current survey to the Buyer.

AGENCY: Schrader Real Estate & Auction Company and its representatives are exclu-

CLOSING: The balance of the purchase price

DOWN PAYMENT: \$2,500, down payment on the day of auction with the balance in 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).

SchraderFortWayne.com
EhleAuctions.com

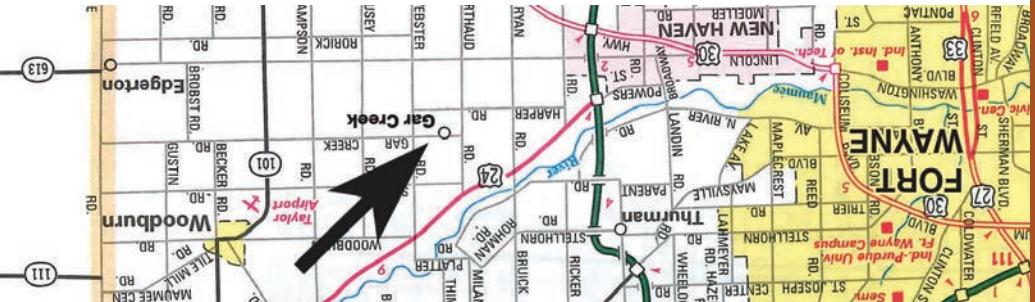
SCHRADER CORPORATE OFFICES
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 • 260-244-7606 • schrader@auction.com

Auction Manager: Mike Roy
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SEPTEMBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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		

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7009 N. River Road
Fort Wayne, IN 46815
SCHRADER REAL ESTATE & AUCTION of Fort Wayne, LLC



Auctions

NEW HAVEN, IN

REAL ESTATE: MONDAY, SEPTEMBER 14 • 6:00 PM
PERSONAL PROPERTY: SATURDAY, SEPTEMBER 19 • 9:00 AM

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

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.

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

sive agents of the Seller.

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2 Auctions

16219 GAR CREEK RD.
NEW HAVEN, IN

MONDAY, SEPTEMBER 14 @ 6:00 PM - REAL ESTATE

RANCH HOME ON 5.82 ACRES: 3 Bedrooms, 3 baths, over 2300 sq. ft., covered all vinyl rear deck, completely renovated since 2000, large country kitchen. 24 x 40 detached garage, 40 x 85 barn, mostly concreted, Guardian 10kw whole house generator system. Exceptional country living in a very desirable location, tons of options!

OPEN HOUSE: Sunday, Aug. 30, 2-4pm & Tuesday, Sept. 1, 5-7pm



more photos online - www.schraderauction.com

SATURDAY, SEPTEMBER 19 @ 9:00 AM - PERSONAL PROPERTY

TRACTOR, VAN, IMPLIMENTS, MOWERS:

1967 Massey Ferguson 175 w/ Perkins diesel, wide frt., single remote, w/ Dunham Lehr loader, 3011 hrs, ser# 9A 34036 • **1993 Ford F250 cargo van**, towing hitch, bunk, 300k+ mi. • **Case 12' disc w/ hyd. cylinder** • **8' grader blade**, 3 pt. • **6' Woods B106 rotary mower** • **Dark Horse 6' landscape rake**, 3 pt. • **55 gal. 3 pt. sprayer** • **5' x 8' single axle trailer w/ mesh ramp** • **36" lawn roller** • **pull broadcast spreaders** • **Fimco 12v lawn sprayer** • **lawn dump cart** • **wheelbarrows** • **Cub Cadet RZT 22 HP zero turn mower**, 50", only 379 hrs • **Troy Bilt Super Bronco 208cc rear tine tiller**, (only 3 yrs. old) • **Huskee Supreme 23 HP 46" riding mower** • **Honda Harmony hydrostatic 2013 riding mower**, 13HP 38" cut

INTERNATIONAL BERNARDINI HIGH SECURITY SAFE: 42" x 32" x 72", 1-owner, exceptional condition

ANTIQUES, COLLECTIBLES:

Empire style glass front china cabinet, excellent cond., glass shelves • **dry sink drawer** • **oak smoking stand** • **vintage industrial cabinet** made from metal mesh from IH plant • **maple & painted workbench-island** • **all wood wheelbarrow**, very early • **Charles Sether Decatur, IN wood Jersey cigar box** • **Fred Braun Soest IN Blue Seal cigar box** • **Ft. Wayne, IN leaf dish** • **early punched metal barn lantern** • **3 dr. dresser** • **Fostoria divided serving bowl & candy dishes** • **assrt. depression glass** • **carnival marigold panther 3 ftd. bowl** • **celluloid dresser set** • **turned leg lamp table** • **bell collection** • **sheep bell** • **farm primitives** • **milk cans** • **hay forks** • **10+ Longaberger baskets** • **brown crockery umbrella stand** • **coffee mill** • **tree debarking tool** • **leather shoe stretcher** • **embossed world globe** • **large qty. assrt. pressed glass** • **bookend collection** • **hand quilted tulip quilt & pillow shams** • **half table** • **cane sewing rocker** • **Griswold & Wagner cast iron skillet**

many original paintings by Gene Hany, Hoagland IN • **white painted garden bench** • **PBR beer tapper** • **walking sticks & canes** • **100's of albums**, rock & jazz

APPLIANCES, FURNITURE, & OFFICE FURNITURE:

Fisher & Paykel SS side by side refrigerator w/ water in door • **Maytag washer & elec. dryer** • **Roper white refrigerator** • **beige recliner** • **glass front bookcase** • **queen bed** • **like new Hil Rom hospital bed** • **pair wood office chairs** • **oak pub table w/ 4 stools** • **2 Formica office desks** • **many assrt. office chairs** • **3 card dr. file cabinets** • **10+ legal & letter file cabinets** • **2 pressboard utility cabinets** • **2 Hon 6 dr. lateral file cabinets** • **25+ assrt. folding tables**, every size & type • **floor lamp** • **large wood 2 dr. cabinet**, 24" x 48" x 72" • **slat wall 48" vertical showcase** • **several sections folding choir risers** • **6' counter showcase** • **3 alum. jewelry showcases**

SHOP EQUIPMENT & TOOLS: **Pallet jack** • **appliance dolly** • **2 pallet skids** • **many shop carts**, workbenches • **rolling shop tubs** • **many dollies & castors** • **new 3" pneumatic cutter & hose** • **large qty. hand & small power tools** • **Campbell & Hausfeld power washer** • **bench grinder on floor stand** • **Craftsman 4 HP 25 gal. air compressor** • **30 gal. air compressor** • **many chains & chain binders** • **propane heaters** • **several propane tanks** • **NEW GE heater & air conditioner in-the-wall unit** • **screw jacks** • **portable air tank**

HOUSEHOLD & MISC: **RE Hampton Cruiser ladies bike** • **Christmas decorations** • **cookware** • **small kitchen appliances** • **bedding** • **decorator items** • **canning jars** • **Schwinn exercise bike** • **kids bikes** • **wheel chairs** • **large quantity office supplies & equip.**

OUTDOOR ITEMS:

Large qty. garden tools • **garden statuary** & many bird feeders • **many shepherds hooks**, garden planters, decorators • **large qty. fertilizers & garden chemicals** • **several lawn sprayers** • **new sheets of OSB** • **IBC poly tank** • **large poly water tanks** • **folding poly picnic table** • **elec. smoker** • **patio chairs & tables** • **folding lawn chairs**

SELLERS: TOM & SANDY BAUERMEISTER

AUCTION
MANAGER:
MIKE ROY

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

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www.SchraderFortWayne.com

