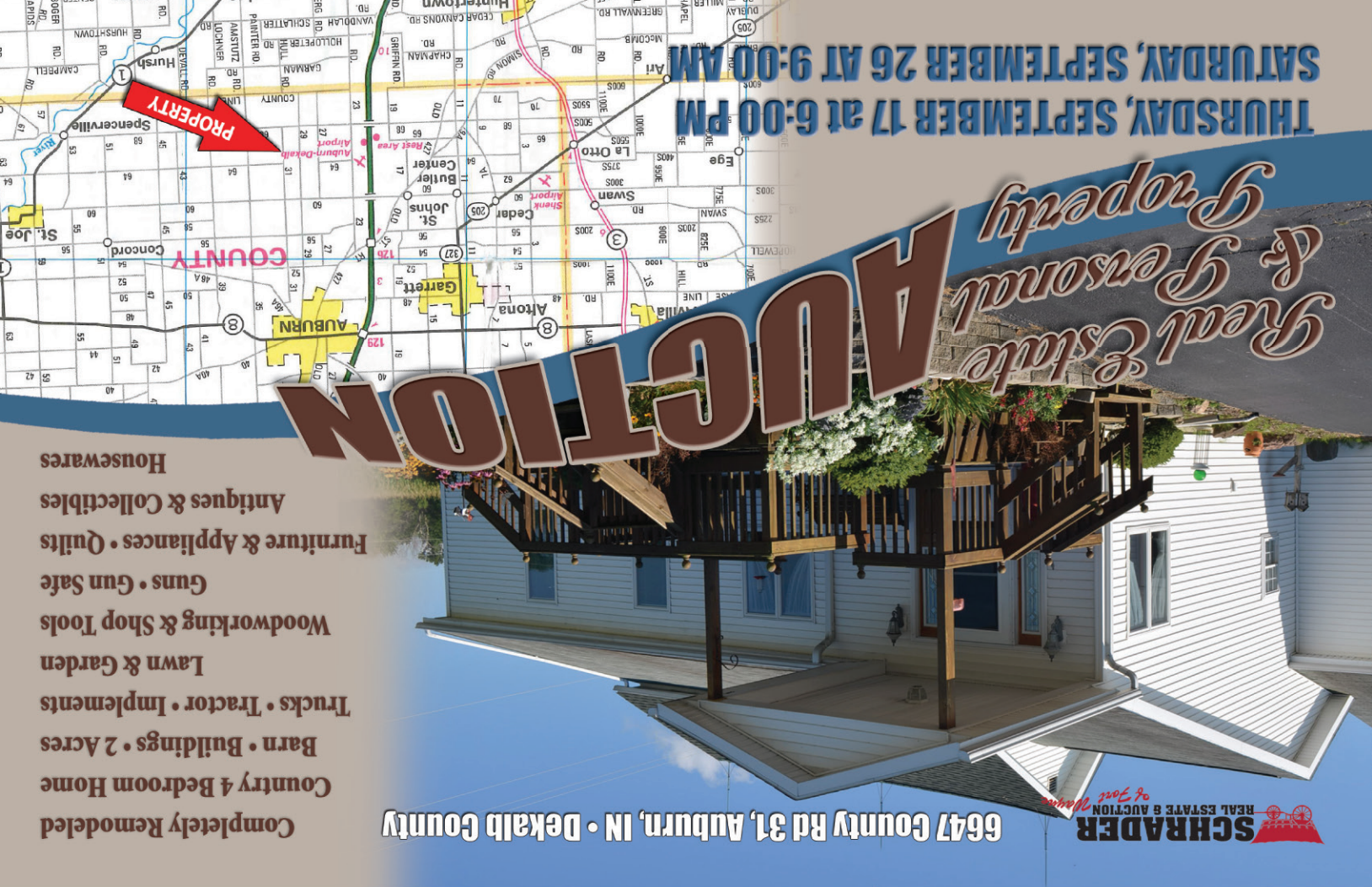


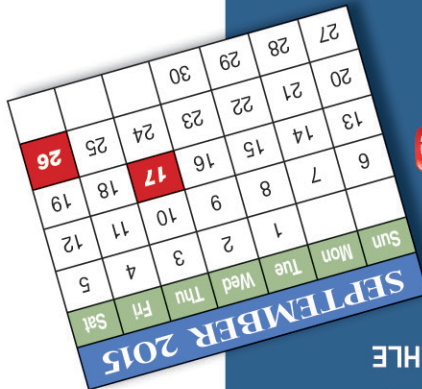


Completely Remodeled
Country 4 Bedroom Home
Barn • Buildings • 2 Acres
Trucks • Tractor • Implements
Lawn & Garden
Woodworking & Shop Tools
Guns • Gun Safe
Furniture & Appliances • Quilts
Antiques & Collectibles
Housewares

6647 County Rd 31, Auburn, IN • Dekalb County

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AUCTION MANAGER: JERRY EHLE

7009 N. River Road Fort Wayne, IN 46815



Dekalb County, IN



Real Estate **AUCTION**
THURSDAY, SEPTEMBER 17
at 6:00 PM • 6647 County Rd 31, Auburn, IN

THURSDAY, SEPTEMBER 17
at 6:00 PM • 6647 County Rd 31, Auburn, IN



SATURDAY, SEPTEMBER 26
at 9:00 AM • On Site

at 9:00 AM • On Site

Personal Property



Trucks • Tractor • Implements
Lawn & Garden • Woodworking &
Shop Tools • Guns • Gun Safe
Furniture & Appliances • Quilts
Antiques & Collectibles • Housewares

REAL ESTATE TERMS & CONDITIONS
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.

CLOSING: Seller shall provide a Warranty Deed.
DEED: The balance of the purchase price is due at closing, which will take place on or before October 16, 2015. 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, 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 pro-estimated boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: A survey dated October 2007 shall be

DISCLAIMER AND ABSENCE OF WARRANTY: 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 on no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auctioneers of the Seller.

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

Voiding title insurance.

shall be at the Seller's option and sufficient for proof if necessary. The type of survey performed by half (50-50) of the sort of any other survey furnished. Seller and successful bidder shall each

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 person 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.

Dekalb County, IN

Open House:
to Preview the Real Estate
Sunday, August 23, 2-4 PM
Tuesday, September 1, 5-7 PM
or Call Office to set up
a Private Showing.

Real Estate

AUCTION

Personal Property

SATURDAY, SEPTEMBER 26 at 9:00PM

6647 COUNTY ROAD 31, AUBURN, IN
(Located 1/2 mile north of County Road 68)

THURSDAY, SEPTEMBER 17 at 6:00PM

REAL ESTATE:

Home features all new spacious kitchen, master bedroom, laundry & utility room with sink and laundry tub, plus a large office or hobby room. Also, built new is a finished & heated 3-car garage.

The huge kitchen features an abundant amount of Amish built oak cabinets to include pantry, closets, and many rollout drawers. The kitchen is 30 feet long plus eat-in area.

The family room has a vent-less gas log fireplace with built-in oak bookcases.

There are two bedrooms upstairs, then the master and one small bedroom are on main level. Other home features;

- Propane forced air with central air – with 1000 gal. propane tank.
- All new replacement windows with several crank-outs.
- All solid oak six panel doors.
- Heat and water in the huge 3 car finished garage.
- Partial new basement with newer Trane 90% furnace.
- A 26 x 17 back deck and 9 x 19 front deck

There is a large 30 x 80 wood frame barn with 40 x 70 lean to.

2 Haymows in large barn, concrete floors, feed bunks. The lean-to is all concrete with 26 x 40 shop enclosure with propane furnace. The shop has good power with drywall and insulation.

There is a 24 x 40 shop building will all concrete floors and 2 overhead doors. There is a propane furnace with good power for tools.

There is a large garden area plus flowers beds. There is an underground gas tank with pump.

TRUCKS, TRACTOR, TRAILER:

- **2002 Chevy Z-71**, LT, 4 x 4 pick-up, extended cab, 4 door, 5.3L Vortec, 158K miles, leather, fully loaded (VIN# 2GCE-K19T621229227)
- **2001 Chevy Suburban LT**, 4 x 4, 5.3L Vortec, 136K miles, leather, 3 rd row seats, rear air, hitch, On Star (VIN# 1GNFK16T71J232979)
- **1951 Case SC antique tractor**, narrow front, hand clutch with pulley, hydraulics, coupling lift, runs good (sn#5526846)
- **LIKE NEW ALL ALUMINUM 2014 STEALTH TRAILER**, 5x8, with Aluminum ramp
- **1994 Leland snowmobile trailer** in excellent condition

LAWN AND GARDEN:

- (2) **Kubota T2080 riding mowers**, 20 HP, 42" decks, foot controlled hydrostatics
- **Yard Machine 8.5 HP 26" snow blower**, 2 stage, electric start, with lights
- **Poulan Pro** rear tine tiller, 9 HP
- **DR Trimmer** 6 hp
- **older Wheel Horse** 8 HP riding mower with 2 decks
- 21" push mower
- lawn roller
- lawn sweeper
- (2) broadcast spreaders
- several lawn sprayers
- lawn dump trailer
- garden seeder
- large selection of garden tools
- electric tree pole saw
- several hose reels
- **Poulan Pro** 18" chain saw

FARM EQUIPMENT and RELATED ITEMS:

- 8' off set disc with hydraulic adjusters
- **8' Dunham** single row culti-packer
- **John Deere 4 row** corn planter
- 8' three point boom
- 8' x 14' wood box farm wagon with lights for hayrides
- 2 section spike tooth harrow
- 3 point 6' grader blade
- electric fence chargers and posts
- 3 point broadcast seeder
- **1000 & 500 gallon** Propane Tanks

SHOP EQUIPMENT:

- **Airco SMS Heli Welder**
- tank of Argon gas
- **Acetylene torch** set
- **A-frame trolley** hoist on wheels with 1/2 ton air hoist
- **Power Back** 5000 watt generator with 10 hp engine
- **Emg-lo** contractor twin air compressor
- **Magnum Force** 5HP air compressor
- **Makita** 12" slide compound miter saw
- **Bosch** electric concrete saw
- **Honda** 5HP pressure washer
- **Sprung** er table saw
- **Craftsman** 10" table saw
- **AMT** 6" x 42" joiner
- **Shopmaster** lathe and lathe tools
- **Sears** 13" surface planer
- **Craftsman** 12" band saw
- **Craftsman** floor model drill press
- **16 speed Guardian** drill press
- **Makita** metal cut off saw
- **Clarke** metal bending system on stand
- **Red Devil** paint shaker
- (4) sets of scaffolding with wheels and planks
- (2) 50 ton jacks
- salamander heater
- 20T H press
- bolt cabinets
- shelving units
- drawered cabinets
- appliance cart dolly
- 6' & 8' Werner fiberglass ladders
- (2) airless paint spryer systems
- 2 ton floor jack
- (3) bench grinders
- large quantity of Romex and copper wire
- (3) welding benches

TOOLS:

- **Senco** framing gun, stapler & finish nailer
- **Makita** metal cut off saw
- **Makita** battery tool kit with saws
- **Dewalt** and **Milwaukee** reciprocating saws
- 3/4" socket set
- many pipe wrenches
- **new complete set of Forrester** bits
- **Makita** belt & palm sander
- **Paslode** gas finish nailer
- large tap and die set
- (12+) air tools
- concrete trowels and tools
- **Miller Falls** 1/2" & 3/4" drills
- **Bosch Bulldog** hammer drill
- air paint guns
- **Milwaukee** right angle drill
- 22 cal. Ramset
- 2 section rolling tool chest
- 100's of hand tools, sockets, wrenches and much more, many name brand.

QUILTS MADE BY MRS. GERIG-Double wedding ring with matching runner & John Deere Christmas quilt

ANTIQUES:

- Pedestal table with leaves
- set of 4 oak slat back chairs
- set of 6 carved back chairs
- mission style bookcase
- several painted rustic cabinets
- hat rack
- 3 drawer chest
- wood chairs
- assorted depression glass
- **1948 Hummel** "Be Patient" #197
- blue hob-nail candleholders
- child's tin cookware
- sad iron and trivets
- oil lamps
- green depression juicer
- vintage tumblers
- **St. Clair** white bulbous paperweight
- carom board
- metal farm sign "Hoosier Grown Hybrids"
- bushel baskets
- farm primitives
- push plow
- cross cut saw
- 100's of feet of weathered barn siding

COLLECTIBLES:

- **Franklin Mint Precision Farm Toys**, Farmall M, AC, Ford, John Deere 60, (3) John Deere clocks, and more
- **Oliver** battery wall clock
- **John Deere** thermometer
- service of 12 silver plate flatware
- large advertising hat collection

FURNITURE:

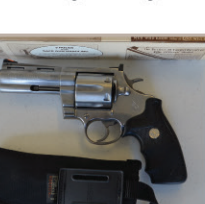
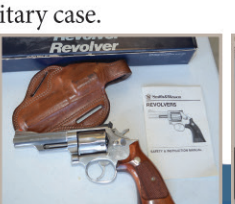
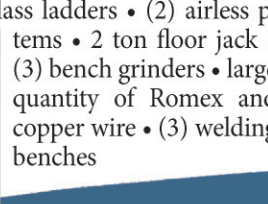
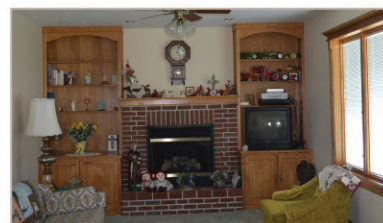
- **AMISH BUILT SOLID OAK BEDROOM SUITE**: queen bed, pair of night stands, dresser with mirror
- platform rocker
- sofa and living room chairs
- set of 4 Windsor chairs
- (3) **Windsor** bar stools
- lamps and floor lamp
- 7 white plastic folding tables
- 8' long
- (50+) metal folding chairs
- on cart
- outdoor wood glider and side chairs with tables
- poly folding picnic table
- blonde 4 drawer chest
- maple chest

APPLIANCES:

- **GE refrigerator** with ice maker, like new
- **Frigidaire** refrigerator
- (3) chest freezers
- **Fisher & Paykel** washer
- **Kenmore & Maytag** electric dryers

FRONTIER GUN SAFE and GUNS:

- **Frontier gun safe**, 26D x 38W x 74T, 24 rifle capacity plus shelves, excellent condition, black
- **Colt Anaconda** 45 double action revolver, ser#MM60956, with box, paperwork and holster, 1 1/4" barrel
- **Smith and Wesson** Stainless steel 357 magnum revolver
- **Smith and Wesson** Stainless steel 22 long revolver
- **Ruger Single Six** 22 with 2 cylinders, magnum and long rifle, original box
- **Remington** 300 Savage mod. 81, built on A5 Browning patent, rare gun
- **Remington Express** 870 20 ga. shotgun with extra slug barrel
- **Winchester** 1200 pump 12 ga. Shotgun
- **Ivar Johnson** 50 year commemorative 30 cal. Carbide 7.62
- Original military 30 cal. Carbide 7.62
- **Knickerbocker** 20 gas Double barrel shotgun
- **Remington mod. 722** bolt action 222 cal. rifle with Weaver 3 x 9 scope
- **Stevens** 22 bolt action rifle
- **Crosman CO2** Pellgun pistol mod. 150, 22 cal. with original box
- **Assorted ammo**: 300S, 357, shot gun slugs, 1000's Carbide 7.62 rounds, some in metal military case.



See our website for More Photos!

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