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- Patio Furniture
- Walnut Baby Cradle • Furnishings
- Hoosier Cabinet • Wooden Ice Chest

## Beautiful Setting

**5.6± Acres • 3,200 sf Home**

**1585 E. KEISER RD., COLUMBIA CITY**



**REAL ESTATE 10:00**  
**Saturday, May 21**  
**PERSONAL PROPERTY 10:30**

**260-244-7606 • 800-451-2709**  
**www.schraderauction.com**

MAY 2016						
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				

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**SCHRADER**  
Real Estate and Auction Company, Inc.  
 P.O. Box 508  
 950 N. Liberty Drive  
 Columbia City, IN 46725  
 auctions@schraderauction.com  
 Auction Manager:  
 Arden Schrader, 260-229-2442  
 #AC63001504, #AU01005815, #AU01050022

**5.6± Acres • 3200 sf Home, Beautiful Setting**  
 1585 E. Keiser Rd., Columbia City



**AUCTION TERMS & CONDITIONS:**  
 5.6±-acre unit.  
**DOWN PAYMENT:** 5% down payment on the day of auction. The down payment may be made in the form of 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 PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction.  
 The final bid price is subject to the Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide Warranty Deed.  
**CLOSING:** The balance of the purchase price is due at closing, which will take place within 15 days of presentation of the offering of the property for sale.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**ACREAGE:** All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.  
**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction.

Any need for a new survey shall be determined solely by the Seller. 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. Combination purchases will receive a perimeter survey only.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, and due diligence concerning the property.

**PERSONAL PROPERTY TERMS:**  
 MADE.  
 MATERIAL OR ANY OTHER ORAL STATEMENTS  
 ANY ANNOUNCEMENTS MADE THE DAY OF  
 THE SALE TAKE PRECEDENCE OVER PRINTED  
 ANY ANNOUNCEMENTS MADE THE DAY OF  
 decisions of the Auctioneer are final.  
 increments of bidding are at the direction and 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 cash or check w/Proper ID. Not Responsible For Accidents



# AUCTION

## Saturday, May 21

### LOCATED:

**1585 E. Keiser Rd., Columbia City, IN** - 2 miles South of Columbia City on SR 9 to CR 300 S then east ½ mile to the property.

**REAL ESTATE AUCTION HELD ON SITE 10:00 AM**

### 5.6± acres • Home w/ Beautiful Setting

This quality built 3200 sq. ft. home is waiting for you! Open concept includes the living room with gas fireplace, dining area and spacious kitchen with abundant oak cabinets and counter space. 3 bedrooms (2 with walk-in closets), 2-1/2 baths, 2 rooms for hobbies or office, handicap accessible doors and hallways. The utility room includes front load washer and dryer with built-in cupboards. A concrete driveway leads to the oversized 3 car attached garage. The 5.6 acre lot has open area in the front with wooded acreage in the back. Lots of room to play.

**OWNER: CATHY HARROLD**

### INSPECTION DATES:

Thurs., April 21, 4-6 PM

Sun., April 24, 1-3 PM

Wed., May 4, 4-6 PM

Thurs., May 19, 4-6 PM

**AUCTIONEER'S NOTE:** Due to the passing of her husband, Cathy has decided to sell the property and move to Tennessee to be with family. Don't miss this rare opportunity!

**LUNCH AVAILABLE**



**SCHRADER**  
Real Estate and Auction Company, Inc.

**AUCTION MANAGER:** Arden Schrader, 260-229-2442

**260-244-7606 • 1-800-451-2709 • www.SchraderAuction.com**

### PERSONAL PROPERTY AUCTION 10:30AM

**HOOSIER CABINET • WOODEN ICE CHEST • WALNUT BABY CRADLE • FURNISHINGS • PATIO FURNITURE • HOUSEWARES • DISHES • COLLECTIBLES • OFFICE SUPPLIES**

2 pc Hoosier cabinet • wooden ice chest • Beautiful walnut baby cradle • 4 dr. oak dresser w/ armoire, doored top • Wooden armoire • Large oak dresser w/ wing fold mirror • Dresser top valet • Jewelry box • Antique high chair & wicker baby buggy (both need repair) • 3 panel dressing screen • Beautiful hickory dining room table, (2) table boards, 8 chairs (2 captains) • Antique wooden buffet • Platform rocker • (2) maple twin beds & mattresses • Wooden full size bed & mattress • Roll top desk • 3 tier office desk • Wooden office chairs • (2) office chairs • Grape board w/ Charlie Chaplin poster • Porcelain meat scale • GE wooden console multi-band radio, works! • Guitar-O-Lin Lancaster, PA musical instrument • Several 78 vinyl records • 28± player piano rolls • 3 story wooden doll house • Conservo oven • Glass reservoir for kerosene stove • Cream separator • Parking meter • Lazy Boy & Flex Steel recliners • Lumar Contractors crane toy • Printer's tray • Old hardware display on wheels • Emmett Kelly

train set • (2) starter sets of RR Donley trains & additional train cars • Raggedy Ann lamp • Table lamps, floor lamp • (2) wagon wheel hub lamps • Star Trek Next Generations laser disc collection 60± • Shoe last • Coca Cola items • Baskets • Glass doored stereo cabinet • Wicker love seat, chair, rocker, & floor lamp • (4) metal lawn chairs & end table • Charcoal grill • Pfaltzgraff service for 10 w/ all accessories • Knife block • Tupperware • Magic Chef dorm refrigerator • Royal Sovereign free standing air conditioner • Window air conditioner • Nordic Track exerciser • Oxford thermal binding system • Hewlett Packard Photosmart color scanner • Canon copier/fax/phone • Keyboards, speakers, electronic items • (2) stereo speakers • Large sleigh & santa indoor decoration • Games, jigsaw puzzles • Old books • Picture frames

**RADIO CONTROLLED AIRPLANE • SHOP SMITH • WOODWORKING & SHOP TOOLS • LAWN & GARDEN EQUIP. • FISHING BOAT & TRAILER**  
Sportsman 45 radio controlled airplane • Shop Smith Mark 5 & attachments • Shop

Smith jointer attachment • Craftsman floor model sharper & bits • B&D radial arm saw • Wood turning tools • Delta mortizing attachment • Leigh dovetail jig • Mitre-mate • Craftsman dado blade • Porter Cable circular saw • Clamp tool guide • Pipe clamps, bar clamps, wood vise • Mitre box • Oak tool box • 25± yrs of Woodsmith magazines • Gun reloading equipment • 6" bench vise • Craftsman 6" ½ hp bench grinder • Craftsman tool box base • 1/2" air impact • Air ratchet • Air hose • 5500 lb. floor jack • Craftsman shop vac • Drill Doctor • Makita angle grinder • Large & small jack stands • Hand tools, ext. cords • Material roller • 6' wooden storage cabinet • B&D poly cabinet • Metal shelving • Metal stools • Drafting table • Hand tools • Electric staple gun • Wire wheels & grinding wheels • 4' level • Wheel Horse 314-A lawn tractor w/ mower • Ariens LM21s self propelled lawn mower w/ bagger • Honda HS621 snow blower • Ryobi weedeater leaf

blower & hedge trimmer attachments • McCulloch chain saw • Yard trailer • Garden way lawn cart • Telescoping apple picker • Garden tools • Pruner • Kerosene heater • Bicycle • Trellis • Hand seeder • 30' alum ext. ladder • Alum step ladder • 14' Fisher alum bass boat & trailer, live well, (3) swivel seats • Fishing rods • Trolling motor • Depth finder • Tackle boxes

