

Monday, September 19 • 4 PM Personal Property 6:30 PM Real Estate



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Vintage Pinball Machine Antiques & Collectibles Furniture Aaple Furniture **ZIONE TRAINS WITH BASEMENT** ALL BRICK RANCH SPACIOUS 2500+ 5Q. FT.

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802 Forest Grove Drive

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950 N. Liberty Dr., Columbia City, IN 46725 соврояте неароляор Jerry Ehle & Dave Ostermeyer 260-749-0445 • 866-340-0445 #AC63001504 • #NU19300123

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> Fort Wayne, IN 46815 7009 N. River Road

BEAL ESTATE & AUCTION









# **REAL ESTATE & PERSONAL PROPERTY**





**BOHDE GROVE SUBDIVISION 4802 Forest Grove Drive, Fort Wayne** 

# REAL ESTATE & PERSONAL PROPERTY Monday, September 19 4:00 PM Personal Property & 6:30 PM Real Estate

**PREVIEW:** Open House



# SUNDAY, AUGUST 28 from 2 to 4PM or call office for a private showing! A VERY SPACIOUS 2500+ SO, FT. **ALL BRICK RANCH WITH FULL BASEMENT!**

## **HOME FEATURES:**

- COMPLETELY
- BRAND NEW ROOF! 3 car garage
- Majestic corner lot • Built in 1971
- Large open front • Grabill Kitchen with
  - large amount of cabinets

•  $2\frac{1}{2}$  baths

- Three season room Full basement
- 3 bedrooms

porch

• Oak hardwood floors

"If you're looking for a spacious family home located Northeast near I-469 & the Maplecrest Stellhorn corridor, take a look at this one"!

# SELLER: JUDITH A DICK

**Auction Managers:** Jerry Ehle & Dave Ostermeyer



# • Floored walk up attic ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company - 800-451-2709.

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### **REAL ESTATE AUCTION TERMS & CONDITIONS** PROCEDURE: The property will be offered at public title insurance policy in the amount of the purchase

oral auction DOWN PAYMENT: \$2500 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 apable of paying cash at closir

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement 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 survey. The type of survey performed shall be at

DEED: Seller shall provide a Warranty Deed. CLOSING: The balance of the purchase price is due at Wayne, LLC., Inc. and its representatives are exclusive 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 day of closing, immediately following the close REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing. SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful

bidder shall each pay half (50:50) of the cost of the

the Seller's option and sufficient for providing title insurance

AGENCY: Schrader Real Estate & Auction Co. of Fort 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 indepen-

dent 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 MATERI-AL OR ANY OTHER ORAL STATEMENTS MADE.











# PERSONAL PROPERTY at 4:00 PM LIONEL TRAINS • MAPLE FURNITURE **ANTIOUES & COLLECTIBLES FURNITURE**

**ANTIOUES & COLLECTIBLES:** VINTAGE **GOTTLIEBS 300** 30 drawer wood cabinet • Webb & Sons **BOWLING 4** jewelers advertising clock, works • Champi-**PLAYER PIN BALL** on spark plug radio, works • AC spark plug **MACHINE:** lamp • ornate oak kitchen clock • oil lamp excellent condition, • large assortment of depression glass, pink & green • red transferware covered bowl • works great, ser#11038! **pair** of cranberry buffet lamps w/ prisms **TRAIN MEMORABILIA & TRAINS:** • rooster candy container • Lincoln Logs • N&W 12" round sign • pair of Aladdin wall Ertl John Deere tractor • Ertl IH wagons & mount coach lamps, excellent condition • manure spreader • cross cut saw • galvanized (2) railroad padlocks • collection of metal tub, buckets & watering can • 100's of keys railroad emblems • American Locomotive • 7-Up bottles & beer can collection, some company wall picture • 100's of photos, hard to find ones • small safety gas can • calendars & posters • cast iron caboose stove small cast iron kettle • 3 wood block planes • Lionel ZW & 1033 transformers • Blue • 4 gallon crock • unusual quart crock jug • 2343 2 pc. locomotive • 1655 locomotive & small whiskey jug • globe on stand • Gutwein tender • Marx Canadian Pacific locomotive advertising thermometer • Wells Implement • (12) Lionel "O" train cars including 6460 match holder • restored & painted vintage crane & 3469 dump car • 100's of sections Lawn Boy mower of "O" track • switches • layout accessories FURNITURE: including switch tower & beacon • HO scale 4 piece Victorian Eastlake parlor set, exlayout-covering over 200 square feet-100's cellent condition • Mahogany drop front of cars & locomotives, operators console & secretary • hard rock maple drop leaf table & accessories

2 chairs • (2) maple hutches • maple vanity • maple wash stand • 60's MCM chest & dresser • MCM dresser & bookcase headboard • 4 chrome & turquoise dinette chairs • antique maple rocker • antique 3 drawer chest • console stereo • console sewing machine • oak computer desk & chair • Kroehler floral sofa w/ birds • blue leather sofa & loveseat • blue recliner



more photos online at www.SchraderFdrtWayne & www





# **VINTAGE PINBALL MACHINE**

### **HOUSEHOLD & MISC:**

Cardioglide exerciser • Sunbeam SS mixer • pots & pans & kitchenware • air hockey table • bench grinder • VHS & DVD movies • books • nautical decorators • computer flat screen monitor & printer • metal file cabinet • 30" vintage range • microwave • assorted garden tools













