



Personal Property Preview:
Friday, October 28,
10AM-4PM
Doors will open sale day
for preview at 8 AM



Personal Property SATURDAY, OCTOBER 29 • 10 AM

BOAT & TRAILER: Correct Craft 2007 Super Air Nautique, 21' boat, only 208 hrs!! Engine is an Excaliber 330 w/ digital throttle control, includes 2011 trailer!

TRUCKS: 2007 GMC Sierra SLE pickup truck, 2 door, good tires, bed rails & spray on bed liner, Vortex 8 cyl. engine • 2007 Yukon XL SLT model, 344,000 mi.

TRACTOR, MOWERS, IMPLEMENTS: 8N Ford tractor, good landscape tires, 3 pt., pto, ser# 8n 4013 A2 • Grasshopper G2 mower, Kohler 747 engine, 72" front deck, 1361 hrs., ser.# 5442750 • Cimarron 6' rotary mower • King Kutter 6' rear blade • Lawn Boy 22" mower • 2 wheel trailer • IH 2 wheel lawn cart

SHOP & OUTDOOR TOOLS, LAWN & GARDEN: (2) Werner 6' step ladder & Werner 8' step ladder • Werner Level Master 28' fiberglass ext. ladder • pallet jack • metal racking • alum. floor jacks • 2 wheel cart • Yardman front tine tiller • Troy Bilt 3550 watt generator on cart • walk-behind sprayer • metal work bench w/ vise • dual grinder • small air compressor • portable air tank • mechanic's creeper • assorted hardware & bins • barrel cart • assorted shop & hand tools • tool boxes • lawn & garden hand tools • Echo string trimmer • Griller gas grill • wrought iron glass table & chairs • patio & lawn chairs

ATV's, SPORTING EQUIPMENT: Honda ATC 70 3 wheeler • Yamaha Moto 4 wheeler • O'Brien & Jobe water skis • knee board • several ski & tow ropes • ski vests • West Marine fiberglass storage box • Huffy driveway portable basketball goal • Volleyball poles & netting • Tennis court nets • Hanging net dividers • (3) 3 tier alum. bleacher units • MANY LOCKER ROOM LOCKERS • Trans Lux "Fair Play" score board & controller

COMMERCIAL & OFFICE FURNITURE & SUPPLIES: Commercial drink dispenser, 12 choice • commercial chip & snack dispenser, 19 choice • round glass top table meeting table • several swivel office chairs • wood desk & credenza • HP Office Pro 8500 wireless copier, scanner, fax • (2) 4 dr. file cabinets • (2) 2 dr. metal file cabinets • IBM Wheelwriter typewriter • Inter-Tel phone system • Hobart Phase II grinder • Enterprise sausage stuffer • asstd. stainless kitchen racking • heavy duty washer & dryer • Kenmore upright freezer • asstd. stools, waste cans, buckets • janitorial mops & mop buckets • misc. office supplies • elec. fire place • children's play toys & furniture • Meilink safe • time clock • 8' plastic tables • stainless table w/ back splash • commercial poly sinks • air conditioners

GUNS: to sell at approx. 11:00 AM - Browning FN Hi-power "Olympian Grade" .30-06 • Winchester .32-40 Commemorative, as new • Remington 700 Safari .458 mag., as new in box • Hi-Standard H-D Military .22 LR • Sharps 4 barrel Deringer • Deutscherde antique .32 • Remington 870 Wingmaster .410 ga. • Remington 700BDL 7mm mag, w/ left handed Leupold 4-12x scope • Marlin Glenfield model 60 .22LR • J C Higgins model 103.16 .22LR bolt action • Winchester model 94 Golden Spike Comm 30-30 • Winchester model 94 Classic 30-30 • Mossberg model 400 .22 LR lever action • Winchester model 62A .22 LR pump action • Winchester model 97 12ga., short barrel • Winchester model 97 12 ga., 21" cyl bore • H & R Topper Jr. Greenwing .410 m490 • H & R Topper M.48 12 ga. • Remington Rolling Block converted to 20 ga. shotgun • H & R model 733 .32 s&w, nickel plated • Iver Johnson .32 s&w revolver, tip up loading • Ruger Mark II .22 LR target pistol • Ruger Blackhawk .357 Magnum, 6 1/2 stainless • Remington model 29 12 ga., -reblued, restocked.

PERSONAL PROPERTY TERMS & CONDITIONS: Cash, check, Mastercard & Visa. There will be a 3% convenience fee charged on all credit card purchases. There will be a 10% buyer's fee on all items except the two trucks and the boat & trailer. **GUNS:** Hand guns will be taken to Grand Lake Guns for transfer. There will be a \$15 charge for the transfer. All buyers of guns must be a resident of the State of Ohio. Their store hours are till 4PM on Saturday.



Celina, Ohio

2-Day AUCTION

Major Health & Fitness Complex - formerly the "Breakaway"
4 Acre Commercial Lot,
6 Unit Apartment Building,
and Personal Property



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Auction Manager: Jerry Ehle

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2-Day AUCTION

Major Health & Fitness Complex - formerly the "Breakaway"
6 Unit Apartment Building
4 Acre Commercial Lot
Celina, Ohio

WEDNESDAY, OCTOBER 26 • at 6:00PM



Personal Property
SATURDAY, OCTOBER 29 • at 10:00AM



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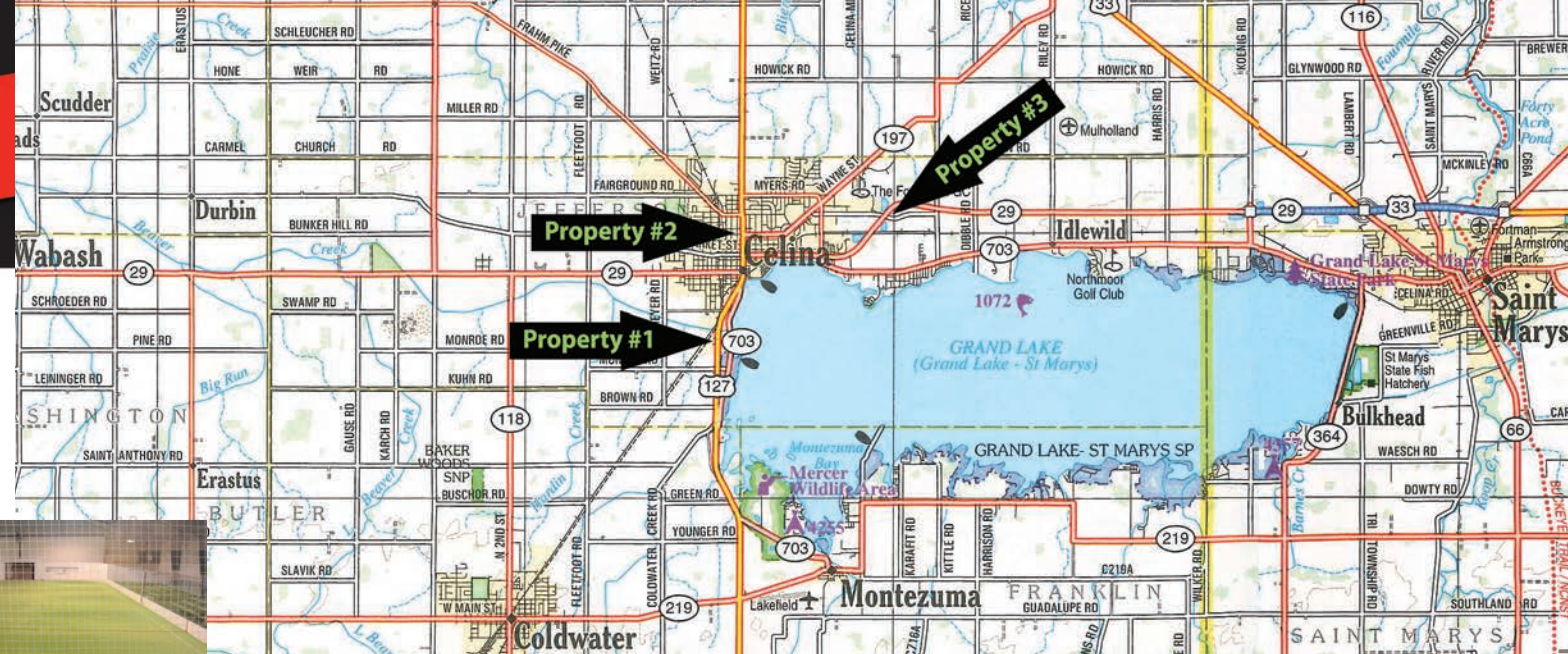
2-Day AUCTION

Celina, Ohio

Major Health & Fitness Complex - formerly the "Breakaway" • 6 Unit Apartment Building
4 Acre Commercial Lot • Personal Property

Real Estate • **WEDNESDAY, OCTOBER 26 • 6:00 PM**

AUCTION HELD ON SITE
6301 U.S. RTE. 127, Celina, Ohio
(Located just south of Celina, Ohio)



Property #1 – Former Breakaway Fitness Center

- INDOOR SOCCER FIELD
- INDOOR BASKETBALL & TENNIS COURTS
- INDOOR POOL • RAQUETBALL COURTS
- LARGE BAR & RESTAURANT COFFEE BAR
- OFFICES • 20+ ACRES

Located: 6301 U.S. Rte. 127, Celina, OH

1st Multi-purpose • Indoor Soccer Building - 120 x 178 building with Concrete Floor • Heated and Insulated • Artificial Turf • Athletic side boards and Plex-Glass sides • Overhead seating with glass windows

2nd Multi-purpose Building - 120 x 148 Open area plus additional Rooms • (2) Tennis • Basketball courts • Large Fitness area • Aerobic Room with hardwood flooring • (2) Racket ball courts

Swimming Pool area - 25 x 82 Indoor pool with additional whirlpool area • Men's & Women's lockers next to pool • Shallow pool
Additional Areas - Main Entrance to Upstairs includes – Welcome Center • Offices • Lounge area with fireplace • Coffee Bar • Nursery area • Several windows to overlook soccer field, swimming pool, and fitness and tennis courts

Also includes – Dry sauna • Additional locker rooms with whirlpool • Tanning Rooms

Restaurant and Bar: The entire area is nearly 2500 square foot with a 30 ft. bar. There is seating for 125 plus the bar. There is a full commercial kitchen for full menu restaurant!

There are additional garages and offices built onto the back of the complex.

The entire complex sets on 21.23 acres.

Annual Taxes: \$17,640

OWNER: Case Leasing & Rental, Inc., Tom Case Estate

Auction Manager:
Jerry Ehle

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 at 800-451-2709.

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Property #2 – 6 Unit Apartment Building

Located: 125 W. Wayne St., Celina, OH

A two story, 6 unit apartment building. The units range from 800 square feet to 1000 square feet each. Each have their own washer-dryer set. Each unit has one car port.

The property is located across from the Immaculate Conception School and Church.

Annual Taxes are \$2,523.78



Property #3 - 4.15 Acres Commercial Lot

Located on Havemann Road, next to New Life Christian Center

There is over 500 feet of road access off of Havemann Road.

There is several hundred feet of frontage along Highway East 29.

Annual Taxes are \$2,820.00



REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The three properties will be offered as individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% 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 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 within 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession immediately after the closing.

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

SURVEY: A new perimeter survey will be completed if necessary for closing. The 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.

AGENCY: Schrader Real Estate & Auction Co. 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.

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