

**PROPERTY LOCATION:**  
114 S. Third St., Albion, IN



# Real Estate & Personal Property AUCTION

**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne

7009 N. River Road Fort Wayne, IN 46815

**AUCTION MANAGER: JERRY EHLE**  
260-749-0445 | 866-340-0445

#AC63001504 • #AU19300123

**CORPORATE HEADQUARTERS**  
950 N. Liberty Dr., Columbia City, IN 46725

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| JUNE 2017 |     |     |     |     |     |     |
|-----------|-----|-----|-----|-----|-----|-----|
| 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  |     |

**866-340-0445**

**SchraderFortWayne.com**

**AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. 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 verification 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.**

**PERSONAL PROPERTY TERMS:** Cash, Check, Mastercard & Visa, 4% convenience fee on credit cards.



**OPEN HOUSE TO PREVIEW THE REAL ESTATE:**  
**SUNDAY, MAY 7**  
**2-4 PM**  
**OR CALL OFFICE FOR PRIVATE SHOWING**  
**260-749-0445**

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered at oral auction.

**DOWN PAYMENT:** \$1,500 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. The final bid 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 a Warranty Deed. The balance of the purchase price 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 on day of closing, immediately following the closing.

**REAL ESTATE TAXES:** Real Estate taxes will be prorated to the day of closing.

**SURVEY:** A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

Noble County • 114 S. Third Street, Albion, IN

# Real Estate & Personal Property AUCTION



**2 Dates**

**Auction Held On Site**



**SATURDAY, JUNE 3 @ 9 AM**

**ANTIQUES & COLLECTIBLES • FURNITURE  
LAWN MOWERS • HUNDREDS OF GOLF CLUBS**

**MONDAY, JUNE 5 @ 6 PM**

**3 BEDROOM HOME, 2 FULL BATHS  
FULL BASEMENT, SET ON TWO LOTS**

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REAL ESTATE & AUCTION of Fort Wayne **866-340-0445**

Noble County • 114 S. Third Street, Albion, IN

# Real Estate & Personal Property AUCTION

**SATURDAY, JUNE 3 @ 9 AM**  
**MONDAY, JUNE 5 @ 6 PM**

PROPERTY LOCATION: 114 S. Third Street, Albion, Indiana

**REAL ESTATE: Monday, June 5th @ 6 pm**

**Wonderful 3 Bedroom, 2 full baths, two story home. The home is set upon two city lots, providing for a very large extra yard, or possible building site!**

Enter the home via the large front covered porch! There is a large living room with a beautiful fireplace. There is a clean modern kitchen with a deck off of the back door.

There are two bedrooms up and one on main level with a full bath on each level.

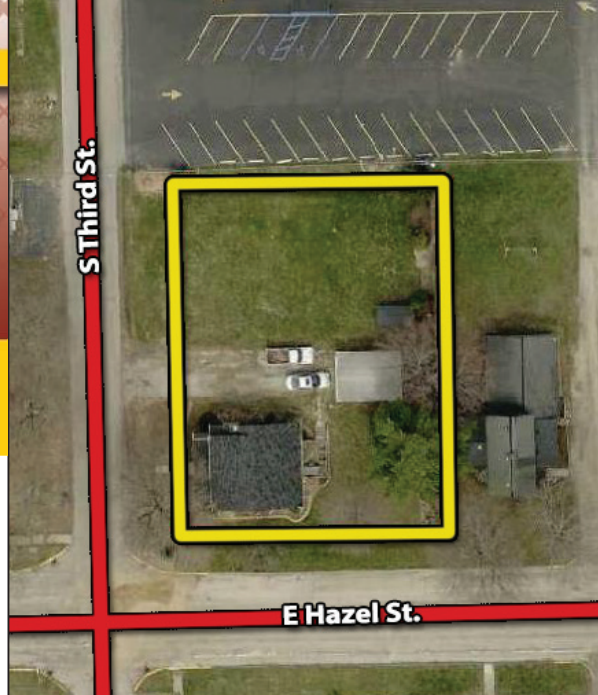
There is a rec room with a bar and back bar in the basement plus a workshop area!

There is a detached 1 car garage with extra area in the back.

There is also a 10 x 10 ft. shed.

The home has newer vinyl siding. There are mostly new replacement windows. The main level is Gas Forced air heat with central air and upstairs is electric base-board heat.

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SUNDAY, MAY 7 • 2-4 PM  
MONDAY, MAY 15 • 5-7 PM  
OR CALL OFFICE FOR PRIVATE SHOWING  
260-749-0445



**SELLER:** Myron Johnson  
**AUCTIONEER:** Jerry Ehle  
260-749-0445 • 866-340-0445

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**PERSONAL PROPERTY: Saturday, June 3rd @ 9 am**

**ANTIQUES & MODERN FURNITURE • REFRIGERATOR:** Tiger oak library table made into coffee table • empire dresser with mirror • 30's ornate walnut vanity • white wicker rocker • rush seat rocker • floral hide-a-bed • living room and occasional chairs • end tables and lamps • Kenmore 18 cu ft white refrigerator with ice maker

**ANTIQUES & COLLECTIBLES:** wood case Day Fan tube radio with Magnavox horn speaker • Emancipation Proclamation Lincoln print in frame • wood 10 drawer file cabinet • Dazey #60 & 4 quart glass churns • Diamond apple wood crate • (5) 5 gallon crock jugs • 2 gallon bee sting crock • many 1 & 2 gallon crocks • Zenith egg grader • pair of boat anchors marked "Finley Bait and Tackle Avilla IN" • 1940's Pepsi 5 cent tin sign (rough) • Radio Flyer metal wagon • horse collars • many oil lamps • 20+ wood and metal pulleys • 12" wood barn pulley • trolley hay spear • galvanized watering can • Schlosser Dairy milk can • cast iron with porcelain spittoon • minnow buckets • shoe lasts • saw cutters • large volume enamelware and splatter ware • wood violin case • globe • small immigrant trunk • several barn lanterns one red globe Little Wizard • wood cigar boxes • bottle cappers • sad irons • meat grinder • cross cut saws • stove poker • (2) small mill stones • pair of iron spoked wheels • knife steels • draw knives and primitive tools • malted milk one gallon tin • several small kitchen tins and advertising spice tins • large enamelware wash pan • enamelware colander • several washboards • hay knife • cinder shovel

**LAWN & GARDEN, TOOLS AND HOUSEWARES:** 2016 Toro Time Cutter 4225 zero turn mower 42" with Kohler 22HP engine, like new • 2016 single axle 5' x 8' utility trailer with mesh flip down ramp, like new • John Deere 185 Hydrostatic riding mower with 42" deck • aluminum extension ladder • Craftsman lawn sweeper • poly lawn roller • rubber tired wheelbarrow • (2) concrete bird baths • many garden tools • pitch forks • scoop shovels • fishing poles, rods and reels • small power tools • assorted hand tools • SS stock pot • decorator items • kitchenware and glassware • board games and puzzles

**100'S OF GOLF CLUBS:** drivers, wedges, putters! Every brand, style, shape and size! Many golf bags!

