

**REAL ESTATE: Tuesday, June 20 • 6 PM**  
**PERSONAL PROPERTY: Thursday, June 22 • 4 PM**

# 2 DATES AUCTIONS

• Mower • UTV • Guns • Police Collectibles • Large Disney Collection  
• Beautiful Fine Furniture & Home Décor • Grand Piano • Truck

**Outstanding Home on Full Finished Basement and 10 Acres with Pond!**

6310 Hollopeter Rd.  
Leo, Indiana



Owners have retired and are hitting the road!! Selling everything that does not fit into motor home!

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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. **THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

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**SCHRADER** REAL ESTATE & AUCTION  
of Fort Wayne, Inc.

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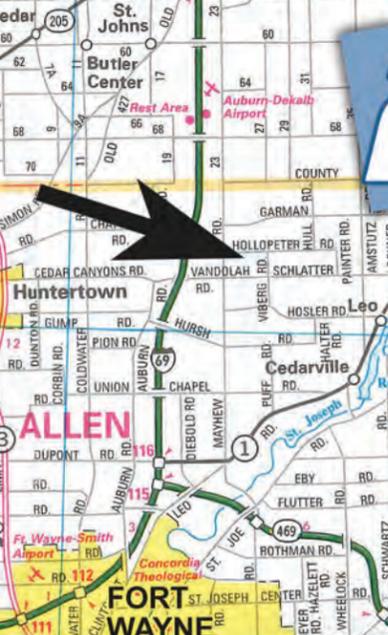
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**REAL ESTATE AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered at public 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 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 closing. **REAL ESTATE TAXES:** Real Estate Taxes will be prorated to the day of closing. **ACCEPTANCE OF BID PRICES:** The successful bidder will be required to enter into a purchase agreement with the Seller 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 type of survey performed shall be at the Seller's option and shall each pay half (50:50) of the cost of the survey. The SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder made by the Seller or the Auction Company. All sketches "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property in the Purchase Agreement. The property is being sold on a cash at closing. **DOWN PAYMENT:** \$10,000 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.

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6310 Hallowpeter Road, Leo, Indiana

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## Outstanding Home on Full Finished Basement & 10 Acres w/ Pond!

This custom built home has nearly 5,000 square feet of living space including huge full finished basement! Custom built in 2005, this home boasts quality craftsmanship and owner pride throughout!

As you enter the gorgeous foyer, there is a study with glass double doors to the left and the Master and bedrooms to the right! The living room features tall ceilings highlighted by columns and a great view out the back. The kitchen is loaded with Grabill cabinetry and a center island then continues into the beautiful hearth room with a gorgeous gas fireplace and mantle area.

Off of the hearth room is an open and bright sun room towards the back of the home with cathedral ceilings. The sun room overlooks the back yard and patio area.

There is a utility room next to the kitchen and also closet and pantry.

The spacious Master bedroom suite has treyed ceilings and then the large bath has garden tub and double vanity with pillars and large walk-in closet.

A large open stairway takes you to the lower level which is as impressive as you can imagine! There is a large wet bar with back bar, plus a very spacious family room area. Then, you proceed through double glass doors to a huge

room that could have many uses from party room, possible additional bedrooms, or just a Great Rec Room!

There is a spacious two car garage plus a bonus single car garage with it's own entrance which serves for a great lawn & garden and tool area!

The pond is approximately 3/4 acre with beach area and stocked with bluegill.

Lots of garden and forestation opportunities on this property!



**Open House to Preview the Real Estate:**  
Sunday, May 21 • 2-4pm and  
Tuesday, May 30 • 5-7pm  
or call office for private showing!



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**SELLER: JOHN & JUDY COLGATE**  
**AUCTIONEER: JERRY EHLE**

## PERSONAL PROPERTY: Thursday, June 22 • 4 PM

- **2002 Ford Ranger XLT** Extended cab, automatic, cloth seats, 142k mi., 3.0L V-6, vin#1FTYR44U92PA99750
- **2010 John Deere X540 Garden Tractor**, 54" deck, Kawasaki water cooled engine, w/ canopy 1150 hours
- **John Deere** front mount 48" snow blade
- **Yardsport YS 200 Sport Utility Vehicle**, 4 X 2, winch & manual dump hoist
- **K. KAWAI** baby grand piano, black, model GM 12G, like new, sharp w/ bench/ Everett spinet piano



### FURNITURE:

Ethan Allen curved sofa • Ethan Allen glass front curio bookcase w/ drawer • pair of Ethan Allen plaid living room chairs w/ ottomans • Ethan Allen cherry flip top table w/ 2 side chairs • Ethan Allen queen size colonial bedroom suite w/ like new Tempur-pedic mattress • Ethan Allen dinette chairs w/ bench in distressed white • Ethan Allen maple queen bedroom suite • Smith Brothers blue leather chair & ottoman • Lane cedar chest • Cochrane plaid sofa • queen metal poster bed • wood frame daybed • rocking chairs • curio cabinet • Ethan Allen Hitchcock coffee & side table, stenciled • sewing rocker • Ethan Allen maple lamp tables • Smith Brothers small roll top computer desk • Ethan Allen 3 pc. modular chest • leather office chair • large round tufted ottoman • oriental 2 door chest • Howard Miller Grandfather clock

### ANTIQUES, COLLECTIBLES:

Hibel Lithograph in frame, 18 x 28 • Oak washstand w/ towel bar • collection of 50+ Police & department patches, including Dekalb Co., Auburn, & many others in frames • wheat pennies • assorted coins • (2) English Bobbie hats & night sticks • Lotus 56 race car print • Indiana State Police commemorative print • silver plate castor set • LLadro "girl w/ umbrella, 4988" • (2) NAO Lladros • Lowell Davis & Schmidd mouse figurines • Emmett Kelly oil painting



### FIREARMS & RELATED:

Smith & Wesson model 60 revolver, 5 shot, Chief's special, 2" barrel, w/ holster • Smith & Wesson 357 model 686 Hi Way N frame • 25 caliber Italian pistol, Armi Tanfaglio Giuseppe • 22 six shooter revolver, Frontier Hy Hunter, made in W. Germany • Western Field M160B 20 ga. full choke shot gun • Marlin 22 semi auto Glenfield model 60 • 1000 rounds 38 special Winchester • assorted 357 ammo • leather holsters & belt clips • Smith & Wesson handcuffs (no key) • Peerless hand cuffs (no key) • Mondial starter pistol



### LAWN & GARDEN, TOOLS, OUTDOOR:

Garden tractor mounted grader box • pull aerator • pull landscape rake • pull 12V sprayer • Mantis tiller • metal yard trailer • 5.5 HP Craftsman push mower w/ rear bagger • Craftsman 2700 gas powered power washer • Craftsman weed eater & elec. blower • Craftsman rolling tool box w/ Craftsman wrenches & sockets • Craftsman shop Vac • large asst. of garden tools, hand tools, garage supplies • Craftsman work bench w/ drawers • Dremel tool set • Porter Cable pancake portable air compressor • Craftsman 2 HP 12 gal. air compressor • Telesteps alum. telescoping ladder • live traps • Char Broil SS commercial grill • glass top patio table & chairs • like new Trek women's mountain bike • Spaulding woman's 10 spd • Sea Hawk 300 3-person inflatable boat • bird bath

### HOUSEHOLD, APPLIANCES:

Maytag Neptune front load washer & electric dryer • Frigidaire chest freezer • Kitchen Aid 600 professional mixer in grey • white Kitchen Aid mixer • Samsung flat screen 40" television 2009 • Samsung 55" wall mount television • DVD player, Blue Ray player • Bose 1 radio • Dell desktop computer system w/ printer • Cuisinart Keurig coffee machine • assorted small kitchen appliances • glass top pots & pans

### DISNEY COLLECTIBLES:

Wood & painted Mickey Mouse table & 4 chairs • Dwarf's concrete garden bench • pair of animation Cel from Christmas Carol, 1 Mickey • (5) numbered limited edition Lithographs, framed • 100+ porcelain figurines & snow globes in boxes • Pocahontas 211-500 Lithograph • several original hand painted movie films in frames • Walt Disney self-portrait lithograph 18-1000

*NOTE: The Colgates are Disney collectors & members of the Disney Clubs. This is a top quality collection. Many items never displayed in original boxes. Take a look. Rare opportunity to buy this quality at auction. Much more than what's listed.*

