

East Allen Home & Personal Property

Auction

Tuesday, August 22 • 4 & 6 PM

25932 Railroad Street,
(Dawkins Rd.), Woodburn, IN
(Located in the Village of Edgerton, IN)



REAL ESTATE: 6:00PM

3 Bedroom, 2 Story Home on 4 Large Lots

- Garden Area
- Aluminum Siding, Newer Metal Roof
- 2 Car Garage w/ Lean-to, Garage Door Opener
- Covered Side Porch
- 100 Amp Breaker Panel
- Kitchen 14x10
- Bath Utility 10'x10
- Newer Electric Water Heater
- Dining Room 11x15
- 1st Floor BR 9x12
- Living Room 11x15
- Enclosed Front Porch 7x23
- 2nd Floor BRs: 8x9, 15x11 w/ Ceiling Fan, 11x15 w/ Ceiling Fan
- All Second Floor Carpeted
- Open Staircase & Historical Wood Trim Throughout

PERSONAL PROPERTY: 4:00PM

ANTIQUES & PRIMITIVES: Mission Style secretary bookcase • Victorian glass front bookcase w/ spindle rails on top • Empire dresser w/ mirror • 30's vanity • gentleman's chest w/ mirrored front • divided glass door jelly cupboard • upright piano & bench • camel back trunk • steamer trunk • 3 vintage metal lawn chairs • 10 & 12 gal. crocks • 2 gal. crock jug • small crock jar • wood pulleys • draw knife • vintage push plow, original stencils • reel mower • linen & burlap feed & seed sacks, some from Central Soya Decatur • wood Pepsi cases • fruit crates, shipping boxes • 3 cast iron skillet • kraut cutter • Bohren Transport Woodburn tumblers • oil lamps • wool blankets "Polar Star" • McCoy vase • assrt. depression glass • pink depression berry set • yellow depression dinner plates • cobalt tree bark vase • iris console bowl • Hall teapot • assrt. plates & china bowls • service for 10 china • Bakelite pins & jewelry • BB guns • chrome car spot light • wood ironing board • wash board • SEVERAL VINTAGE BIKES

FURNITURE, APPLIANCES, & HOUSEWARES: Dining room table & 6 chairs • mahogany buffet • 70's bedroom suite, bamboo finish • lift chair • recliners • many LR chairs, assorted tables & lamps • metal utility cabinets • Whirlpool side by side refrigerator w/ water & ice in door • Whirlpool washer & electric dryer • GE portable dishwasher • (2) infra-red electric heaters • small appliances • kitchenware • canning jars



12' x 20' UTILITY SHED: TO BE MOVED - NEW in 2012

PRIMITIVE ORIGINAL OUTHOUSE: TO BE MOVED

MOWER-TOOLS-GARDEN: Craftsman LT1000 riding mower, 17.5 HP, 42" • Troy Bilt TB146 power cultivator tiller • 20" 4.5 HP push mower • concrete bird bath • many garden & hand tools • extension ladder • 10' x 10' shed to be moved



Open House to preview the Real Estate:
MONDAY, AUGUST 7, 5-7PM
Or call office for appointment - 260-749-0445



OWNER: VIRGINIA KASHNER | Auctioneer: Jerry Ehle

SCHRADER REAL ESTATE & AUCTION
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Listings as of 07/20/2017

Property Type AUCTION	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 201733385	25932 Railroad Street	Woodburn	IN 46797	Status Active
LP \$59,600	Area Allen County	Parcel ID 02-15-11-153-006.000-045	Type Site-Built Home	
	Sub Metes & Bounds	Cross Street Bertha	Bedrms 4	F Baths 1
	Location	Style Two Story	REO No	Short Sale No
	School District EAC Elem	Woodlan	JrH Woodlan	SrH Woodlan
	Legal Description Edgerton Lots 67,68,69,70			
	Directions Dawkins Road to Bertha Street to Railroad Street.			

The price stated on this property is the assessed tax value (for MLS Purposes) This property is being sold at public auction on Tuesday August 22nd at 6:00 P.M. The property may sell for more or less than the assessed value, depending on the outcome of the auction bidding. Nice garden area, newer metal roof, 2 car garage with lean to, garage door opener, 100 amp breaker panel, Kitchen, bath utl room, newer electric water heater, dining room, 1st floor bedroom, 3 bedrooms upstairs, enclosed front porch, Open staircase & historical wood trim throughout.

Agent Remarks CALL OFFICE FOR DETAILED BROCHURE AT 749-0445 EXT 107. AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN at Ext 107 or Email kbrealstate01@aol.com PRIOR TO THE DATE OF AUCTION. ALL REGISTRATION FORMS MUST BE BACK TO KIM THE DAY PRIOR TO THE AUCTION.

Sec	Lot	Zoning	Lot Ac/SF/Dim 0.5000 / 21,780 / 0x0	Src N	Lot Des	Corner
Township Jackson	Abv Gd Fin SqFt 1,708	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,708	Year Built 1890	
Age 127	New	No	Date Complete	Ext Aluminum	Fndtn Crawl	# Rooms 6
Room Dimensions	Baths Full	Half	Water WELL	Sewer Septic	Basement Material	Fireplace No
LR 11 x 15	M	B-Upper 0	Fuel Propane	Heating	Dryer Hookup Elec	Guest Qtrs
DR 11 x 15	M	B-Blw G 0	Cooling None	Disposal	Dryer Hook Up Gas/Elec	Split Firpln
FR x			Laundry Rm Main	Water Soft-Owned	Disposal	Ceiling Fan
KT 11 x 15	M	AMENITIES Porch Enclosed	10 x 10	Water Soft-Rented	Alarm Sys-Sec	Skylight
BK x				Alarm Sys-Rent	Alarm Sys-Rent	ADA Features
DN x				Garden Tub	Alarm Sys-Rent	Fence
MB 9 x 12	M	Garage 2.0 / Detached	/ 24 x 26 / 624.00	Jet Tub	Garden Tub	Golf Course
2B 8 x 9	U	Outbuilding Shed	12 x 18	Pool No	Jet Tub	Nr Wlkg Trails
3B 11 x 15	U	Outbuilding	x	Pool Type	Pool No	Garage Y/N Yes
4B 15 x 11	U	Assn Dues Not Applicable				Off Street Pk
5B x		Other Fees				
RR x		Restrictions				
LF x		Water Access	Wtr Name			
EX x		Wtr Frtg	Channel Frtg			
Water Features						
Auction Yes	Auctioneer Name Jerry Ehle	Auctioneer License # AU19300123				
Owner Name						
Financing: Existing	Proposed Cash, Conventional	Excluded Party None				
Annual Taxes \$0.00	Exemptions Homestead	Year Taxes Payable 2017	Assessed Value			
Is Owner/Seller a Real Estate Licensee No	Possession NEG					
List Office Schrader Real Estate & Auction - Offc.: 260-749-0445	List Agent Jerry Ehle - Off: 260-749-0445					
Agent ID RB14044208	Agent E-mail jwehle1@aol.com					
Co-List Office	Co-List Agent					
Showing Instr Use showing assist or call the office at 749.0445 to set up showing						
List Date 7/20/2017	Exp Date 9/29/2017	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM Yes	Show Comments Yes	
IDX Include Y	Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2%	Vari.Rate No	Special List Cond. None		
Virtual Tours:				Type of Sale		
Pending Date	Closing Date	Selling Price	How Sold	CDOM 0		
Ttl Concessions Paid	Sold/Concession Remarks					
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent			
	Presented by: Jerry Ehle	/	Schrader Real Estate &			

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REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at public oral auction.
DOWN PAYMENT: \$1500 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 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 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 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. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.
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