



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.

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.



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 Drive
Columbia City, IN 46725
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DECEMBER 2017											
Sun	Mon	Tue	Wed	Thu	Fri	Sat					
					1	2					
					8	9					
					15	16					
					22	23					
					29	30					
3	4	5	6	7	14	15	16	17	18	19	20
10	11	12	13	14	21	22	23	24	25	26	27
17	18	19	20	21	28	29	30	31			

260-749-0445 • 866-340-0445
www.SchraderFortWayne.com



1725 Folsom Lane, Valley Meadows Subdivision

Located east off of Maysville Road

— PERSONAL PROPERTY —

Saturday, December 9 • 9:30 AM

Car • Vespa • Huge Coca Cola Collectibles Collection • Antiques & Collectibles
Furniture, Housewares • Huge Collection of Music & Movie DVDs • Electronics

— REAL ESTATE —

Thursday, December 14 • 6:00 PM

Northeast 3 Bedroom, 1431 Sq. Ft. Ranch



ESTATE Auction

2 DATES

LOCATION:

1725 Folsom Lane
Valley Meadows
Subdivision
(Located east off
of Maysville Rd.)

REAL ESTATE:

Thursday, December 14 • at 6:00 PM



**To Preview the Real Estate:
Call office for private showing.**

**NORTHEAST 3 BR,
1431 SQ. FT. RANCH**

REAL ESTATE HIGHLIGHTS!

- 3 Bedrooms with 2 Baths
- Newer Bryant Furnace Gas FA/CA
- Gas Hot Water Heater
- Living Room has Cathedral Ceiling with Ceiling Fan, Beams, and Large Front Picture Window
- Kitchen Gas Stove, Garbage Disposal, Center Island with kitchen sink and dishwasher, Built-in Desk with Cabinets in kitchen
- Eat in Kitchen Area with Patio Door
- Utility Area is in the kitchen
- Family Room has Corner Brick Wood Burning Fireplace, and Plenty of Windows
- 2 Car Attached Garage with Service Door to the outside
- Patio 12 x 16
- Aluminum & Vinyl Siding plus Brick on some of the front of the house
- Concrete Driveway
- Plenty of landscaping

SELLER: ESTATE OF LINDA MOORMAN MILLER | AUCTIONEER: Jerry Ehle



**260-749-0445
866-340-0445
SchraderFortWayne.com**

PERSONAL PROPERTY: **Saturday, December 9 • at 9:30 AM**

1999 BUICK CENTURY CUSTOM, 3.8L, needs window work



2009 VESPA PIAGGIO LX 50 scooter, yellow, shows 2400 mi.

ANTIQUES, COLLECTIBLES:

Oak single door Ice King ice box • **oak** pedestal table & chairs • **oak** commode • **oak** library table w/ claw feet • **primitive** green bookcase • **candlestick** telephone • **glass** mailbox • **Kodak** Speedmatic camera w/ leather case • **Kodak** vintage box cameras • **Jewel** Tea pitcher, tea pot, gravy boat • **Invisible** woman science kit • **alum.** wash board • **30's** hutch & buffet project pcs. • **galvanized** tubs • **repo.** Sunbeam metal sign • **Bob Dylan** vintage autographed print • **Johnny Cash** print • **'38 North Side** High School yard long photo

• **Fenton** silver crest vase • **green** depression Vaseline stems • **VW** decanter bottle • **Ft Wayne** wood building cut outs • **Pez** dispensers new in pack • **tambourine**, pitch pipes, harmonicas • **4 string** ukelele • **copper** & art glass garden decor • **large** selection of costume jewelry • **Star Wars** vintage action figures in original pkg. • **Star Wars** walkie talkies • **assrt.** Star Wars toys • **300+CLASSIC ROCK ALBUMS**

MODERN FURNITURE:

Red leather sofa, like new • **beige** double reclining leather sofa • **pair** of wing back chairs • **maple** lingerie chest • **computer** hutch, office chairs, desks • **Frigidaire** upright

freezer • **pair** of solid wood 42" w bookcases • **modern** barrister bookcase w/ desk • **oak** roll top desk • **many** floor lamps

COKE COLLECTIBLES:

Action Mfg. metal ice chest cooler 17" squ. x 12" deep • **Buddy Lee** composition advertising doll, original Coke delivery uniform • **metal** bottle display w/ Spanish writing • **50+** Coke cookie jars • **100's** reproduction Coke metal trays & adv. signs • **popcorn** popper • **new** floor cooler • **new** in box glass billiard hanging light • **wall** mount cup dispenser • **70's** child's counter dispenser • **vintage** wood crates • **ice** buckets • **books** & price guides • **several** boxes of trading cards • **bar** stool • **booth** juke box • **die** cast semis & bicycles • **25+** Barbies new in boxes • **hundreds** of bottles, cans & other collector items

TOOLS, LAWN & GARDEN:

8'x10' Suncast poly shed • **Honda** HRX 217 4in1 push mower • **Craftsman** workbench w/ drawers • **Delta** floor model scroll saw • **Delta** sanding center • **Delta** band sander w/ rotary shaft • **New Craftsman** reciprocating saw • **selection** of power tools • **like new** hand tools • **8 cases** new laminate flooring • **8' fiberglass** ladder • **Toro** leaf blower • **poly** garden trellis • **propane** grill • **glass** top patio table • **garden** wagon w/ mesh sides • **elec.** garden cultivator • **Schwinn** ladies' bike • **bird** feeders • **concrete** statuary

HOUSEWARES:

New in box 29 gal. aquarium w/

all the accessories • **Shark** floor steamer • **elec.** fireplace heater • **several** elec. heaters & fans • **infrared** space heater new in box • **Schwinn** Air Dyne bike • **NIB** toaster oven • **100's** of home recorded DVD movies & CD's • **microphone** on stand • **Kenmore** sewing machine • **(2)** **chrome** kitchen carts on wheels • **painted** blanket chest • **walkers** • **convalescent** items • **large** selection like new small appliances • **entire** kitchen of equip. & dishes • **Vera Bradley** purses

ELECTRONICS:

Samsung 52" 1080 LCD wall mount TV • **24" FS** Samsung TV • **Pioneer** CD • **Laser** disc CLD-D604 • **Monster** House home theater receiver • **several** CD & DVR players • **Epson** Artisan 835 printer • **Epson** Stylus Pro R1800 photo printer • **Pioneer** VSX-901S receiver

GUNS-RIFLES:

Marlin 12 ga. Pump shot gun, full choke • **Browning** 6mm Falling Block 1885 design, single shot w/ scope • **Mauser** WWII 8mm bolt action w/ left hand cheek plate • **Sears** .22 pump action w/ scope

PROFESSIONAL GRADE CAMERA, PHOTOGRAPHY EQUIPMENT:

Canon EOS 5D Mark II camera w/ powerpack, bag, cards, batteries, 5 lenses: 70-200, macro 100 mm, Tiffn 1-4, 85 mm, 50 mm • **Olympus** OM-D E-M1 w/ 4 lenses & bag • **Olympus** OM-D E-M5 w/ lenses & bag • **Canon** EOS Rebel XTi w/ 18-55 lens • **Several** lenses & accessory items: Vivitar Series 1 1:3.5, tripods, reflectors, bags, much more



**Personal Property
PREVIEW:
Fri., December 8
Noon-5PM**

