



2 Day AUCTION
Home, Land & Personal Property

1900's Country Farm Home • Barns & Outbuildings • Level Tillable Ground
Jewelry • Gold Coin • Antiques • Furniture • Firearms • Farm Equipment
Tools • Lawn & Garden • Primitives • Household & Appliances



26.5± acres
OFFERED IN 3 TRACTS

2 Day AUCTION
Home, Land & Personal Property
Milan Township, Allen County, IN

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2 Day AUCTION
Home, Land & Personal Property
Milan Township, Allen County, IN
Saturday, March 17 at 9:00 am
Personal Property - Held on-site, 3814 Ricker Rd, New Haven, IN
Monday, March 19 at 6:00 pm
Real Estate - Held at Ken Meyer Barn, New Haven, IN • online bidding available

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2 Day AUCTION

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Real Estate:
Monday, March 19 at 6pm

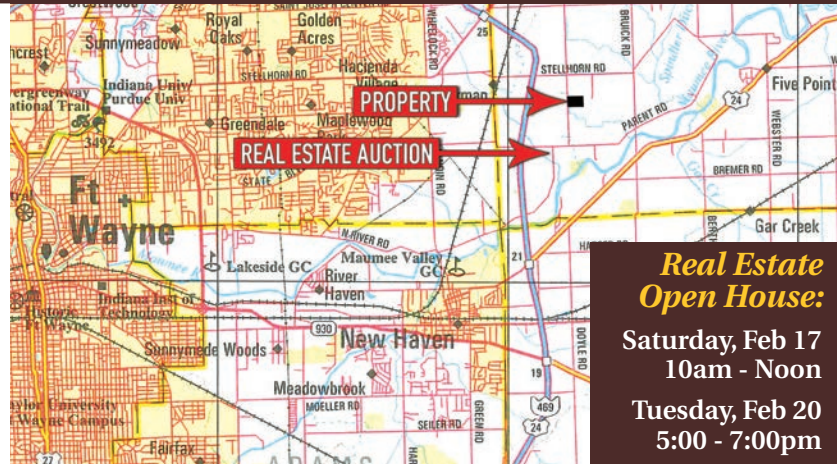
held at the Ken Meyer Barn, 3015 N River Run
New Haven, IN • online bidding available

3814 Ricker Rd, New Haven, Indiana
– Just South Of Stellhorn Rd

TRACT 1: 1900'S 2 Story four bedroom County Farm Home set upon 5± acres. The home has 1 ½ baths, 2 large rooms on main floor plus kitchen and bedroom. 3 bedrooms upstairs with a full bath. The home features a large breezeway entrance with lots of storage area, replacement windows throughout, sits a basement with propane forced air furnace. There are several outbuildings to include: a 80 x 36 barn, a 66 x 20 machinery shed, a 26 x 20 grainery with corn crib sides, and a 26 x 22 detached garage. There is an electric hot water heater, sump pump, and water pump with two pressure tanks in the basement. The entry into the property is via a concrete bridge and driveway.

TRACT 2: 8± Acres, Swing Tract, directly behind the home and 5 acres. It is level tillable ground. It can be purchased only in combination with Tracts 1 or 3, or by an adjacent land owner. Combine this with Tract 1 for a 13 acre mini farm.

TRACT 3: 13.5± Acres, Level Tillable Ground, with approximately 435 feet of road frontage. A crossing will need constructed across the open ditch along the road for access. This would offer a potential 13 acre building site.



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

SELLER: The Estate Of Dewayne Scheiman, Douglas Runyan, Attorney

AUCTION MGR: Jerry Ehle • 260-749-0445 • 866-340-0445 • www.schraderfortwayne.com

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: Tracts 1 - 3 will be offered in individual tracts, and in any combination of these tracts, or as a total unit, subject to Swing Tract rules. 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% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment.

YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE

SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. The terms of this agreement and addendum are non-negotiable.

DEED and EVIDENCE OF TITLE : Seller shall provide a Personal Representative's deed and Owner's Title Insurance Policy in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before April 27, 2017. The cost for an insured closing will

be shared 50/50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the date of closing. The Buyer(s) to pay all thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract



JEWELRY & GOLD COIN: 1908 2.5 dollar Indian Head gold piece • 10k men's ring • assorted men's jewelry

ANTIQUES: awesome camel back Germany immigrant chest, forged hinges, original condition • Apothecary counter cabinet w/ porcelain German knobs, 23 drawer, 40" wide • Globe Glow Maid green enamel cook stove • NYCS RR lantern • Nickel Plate RR lantern • Dazey Dandy 1 gal churn • Roseville 661-4"Peony planter • Hull Art cornucopia vase • (3) 2 gal crock jugs • amber bottles • one gal glass bottles • wicker lamp • fern stands • wood shipping boxes: Sears & Roebuck, Granite Slate Mowing Machine Co. • painted doll cradle & chair • stereoscope & 50+ cards • vintage bow & arrow sets new in box • Purina 1 gal dry measuring can • '55 Scherer & Maxfield Leo calendar • New Haven Chrysler Plymouth plate tag • metal FW News Sentinel box • all wood Allis Chalmers toy tractor • vintage Christmas tree w/ wooden fence • Granger tobacco tin • Seyfert's & PW Cracker tins • IH farm manuals • leather wrapped tool box or carry case • cast iron skillets • enamel ware • wild boar mounted • buck mounts • regional advertising items • Woodburn HS letter jacket & 58-61 yearbooks • RS Germany china • 1889 History of Upper Maumee Valley vol#2 • set of 3 MCM vanity lamps • oil lamps • 1918 ladies magazines • Antique for display Only-1910 Mill's Novelty Chicago 5 cent slot machine advertising Bell's Fruit Gum • Hohner harmonica in case • gold spectacles • Structo livestock toy truck • fancywork • many framed pictures & prints • wall mirrors • early RCA Victor TV • blonde oak cabinet early TV • 1920's Maytag washing machine • Gregg Imp. Woodburn oil can

ANTIQUE & MODERN FURNITURE: Like new Prelude hydraulic bed, w/ remote, 6 mo. old • 70'S Dixie king bedroom suite • 30'S dining room suite w/ buffet • pair of Eastlake marble top chests • Victorian oak drop front secretary • MCM green w/ wood frame 3 pc living room suite • oak gentleman's chest w/ mirrored door • oak wardrobe w/ clothes bars • tiger oak library table • oak dresser w/ mirror • youth size wood bed • grandfather clock

FIREARMS: Military .303 bolt action rifle w/ 2 clips, #5MKIROFF N7379 • Norinco 7.62 MM hand gun, model 54-1, in original box, ser#37006482 • Browning .25-06 Rifle w/ Tasco Golden Antler 2.5-10x44 scope & leather strap • Browning 22 LR Bolt action rifle w/ Simmons 3-9 x 32 scope, ser#01321PP136 • Winchester Model 67 22L bolt action rifle • Western Reserve 12 ga shotgun • Hahn BB rifle • NIB Tasco Golden Antler 2.5-10x44 scope • 5 boxes Remington 303 British Ammo • 12 ga shells • 2 boxes .25-06 • assorted ammo • (2)rifle cleaning kits

divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no survey.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the

FARM EQUIPMENT: 1975 Oliver 1265, 3 cyl. Diesel, ser#319811 w/ Oliver 1510 loader, w/ original manuals • 1970 Farmall 856 gas tractor w/ factory cab, ser#30939, non-running in storage for many years, to be sold separate: duals w/ spacers, rear wheel weights, 10 suitcase weights • Massey Ferguson 300 self-propelled combine w/ 12' grain table, ser# SC 30-3047 • 5' rotary mower • 2 bottom 3 point plow • 7' 3 point disc • 7' cycle bar mower w/ coupler hitch • 7' rear swivel blade w/ coupler • IH 700 4 bottom plow • 6 row cultivator • field cultivator • 10 gal sprayer • 4 row McCormick planter • wood flat wagon • Minneapolis Moline steel wheeled 10' grain drill, nice condition very restorable • 200 gal fuel tank on stand

LAWN & GARDEN: 2017 Simplicity Citation XT 27 HP, 61" zero turn mower, only 24 hours • Ferris Derby TW 20 zero turn mower, 20 HP, 60" deck, 518 hours • 2012 JD XUV 550 Gator, 245 hours, manual dump, one owner • 3 point vertical hydraulic wood splitter • 6.75 HP push mower • (2)pull type 12V sprayers • 48" lawn roller • Stihl F55R trimmer • Stihl 028 chain saw • Stihl small trimming saw • large assortment of garden tools • pull garden trailer • hedge trimmers • live trap • many rabbit hutches

TOOLS: (2) ROLLING Kennedy tool chests • like new Ingersoll Rand vertical 5 HP 60 gall air compressor • Lincoln 225 arc welder • bench grinder • chop saw • Craftsman 12" band saw • Craftsman 12" table saw • 8HP 6000 watt generator • biscuit joiner • Craftsman workbench • floor jacks • 35K BTU salamander heater v• Craftsman rolling tool box • bench top drill press & sanders • router table & routers • many hand power tools • large selection of Name Brand hand tools: wrenches, socket sets, screw drivers, chisels & much more • small hobby anvil • bar clamps • wood clamps • folding alum truck ramps • 36' & 20' alum ladders • wood & alum step ladders

BARN ANTIQUES & PRIMITIVES: All wood wagon grain box, nice condition • wood chicken feeders • implement seats • steel wheeled garden cart • cistern pump • chicken crates • apple crates • many pulleys • wood benches • garden plow • barn doors • barn windows • gates • barn beams • planks & native wood • 60's Chevy truck bed • 20' tube & wire gate • Hoosier cabinet flour bin • grinding wheel on stand • metal oil cans & buckets • galvanized feeders • all wood egg incubator on legs • platform barn scale • wood burning stove

HOUSEHOLD & APPLIANCES: 2014 Samsung 46" flat screen television • (2) refrigerators • upright freezer • dorm fridge • DVD's • cookware • bedding • 2 drawer filing cabinets • TV repair manuals from the 60's & newer

Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent