

**SCHRADER**  
*Real Estate and Auction Company, Inc.*  
 P.O. Box 508, 950 N. Liberty Drive  
 Columbia City, IN 46725  
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AUCTION  
 MANAGER:  
 Arden Schrader, 260-229-2442  
 #AC63001504, #AU01050022



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APRIL 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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29	30					

260-244-7606 • 800-451-2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

REAL ESTATE 9:30 AM • PERSONAL PROPERTY 10:00 AM

*Saturday, April 21st*



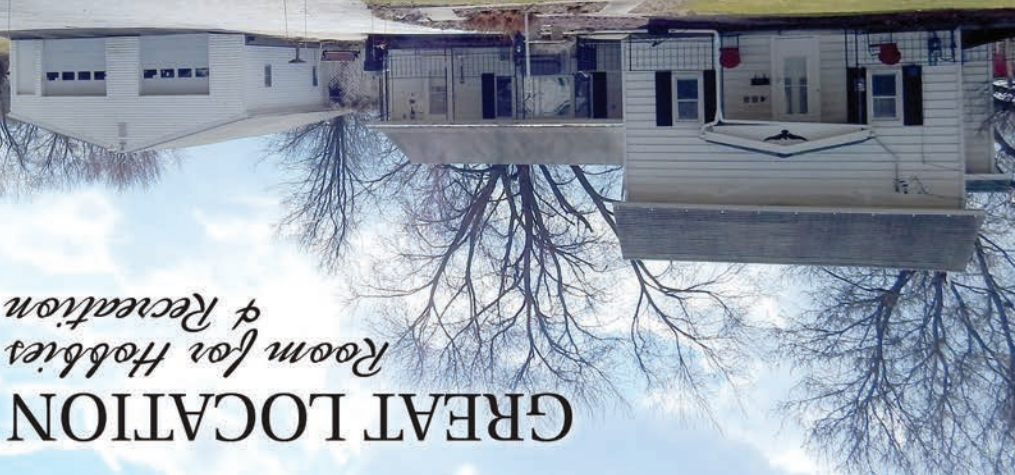
# AUCTION

*Real Estate & Personal Property*

Collins St., Columbia City

**5± Acres**

3 Bedroom Home  
 30'x48' Detached Garage  
 30' x 40' Pole Barn



GREAT LOCATION  
 Room for Hobbies  
 & Recreation

GREAT LOCATION  
 Room for Hobbies and Recreation

**5± Acres**

3 Bedroom Home  
 30'x48' Detached Garage  
 30' x 40' Pole Barn

400 E. Collins Street, Columbia City

# AUCTION

*Real Estate & Personal Property*



*Saturday, April 21st*

REAL ESTATE 9:30 AM  
 PERSONAL PROPERTY 10:00 AM





# Real Estate & Personal Property AUCTION

Saturday, April 21<sup>st</sup>  
Real Estate 9:30AM • Personal Property 10:00AM

**LOCATED: 400 E. Collins St., Columbia City, IN**  
South of the traffic light at the south edge of Columbia City on SR9 to Collins Street, then go east to the auction.

**AUCTIONEER'S NOTE:** It's time to downsize, and Marilyn is moving. This is a very unique property with endless possibilities! Come and check it out.

This 1769 sq. ft. 3 bedroom home is waiting to be yours! Natural gas furnace, central air conditioning provide year around comfort. Appliances are included. 30'x48' detached garage and a 30'x40' pole building provide lots of room for storage, hobbies, and much more. 5 acres of mostly open, partially wooded land, provide lot of room for trails or your favorite animals. This is a very rare opportunity to have city & country life combined.

**OWNERS: Jody Morrissey, Tammy Sauers, Kay Lehman**

Auction Manager: Arden Schrader 260-229-2442

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Real Estate and Auction Company, Inc. **www.SchraderAuction.com**



- GREAT LOCATION
- 3 BEDROOM HOME
- 30'X48' DETACHED GARAGE
- 30'X40' POLE BARN
- ROOM FOR HOBBIES & RECREATION

5<sup>±</sup>  
Acres



**REAL ESTATE TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered as a total 5± acre unit.

**DOWN PAYMENT:** 5% down payment on the day of auction. The down payment may be made in the form of 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 PRICE:** 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 price 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 Warranty or Applicable Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before May 21, 2018.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

**SURVEY:** It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

**AGENCY:** Schrader Real Estate & Auction Company, 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and 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 or check w/proper ID. Credit Card with 4% convenience fee. Not Responsible for Accidents.

**LUNCH AVAILABLE**



- **KUBOTA L3130 4WD LOADER TRACTOR** • **KUBOTA ZD 28 ZERO-TURN MOWER**
- **5' LAND PRIDE FINISH MOWER** • **CRAFTSMAN LT1000 LAWN MOWER**
- **LAWN & GARDEN EQUIPMENT** • **SHOP TOOLS** • **HANDICAP SCOOTERS**
- **200± LONGABERGER BASKETS** • **COLLECTIBLES**
- **FURNITURE & HOUSEWARES** • **CRAFT ITEMS**

- **2004 Kubota L3130** 4WD tractor, diesel, LA513 loader, glide shift, 3pt, pto, 44x18.00-20 turf tires, ONLY 157 hrs.
- **Kubota ZD 28** diesel zero-turn mower, 60" deck, rear bagger, 539 hrs.
- **5' Landpride AT2560** 3pt finish mower
- **Craftsman LT1000** 18hp lawn mower, 42" deck
- **Stihl MS181C** chain saw & case
- **Stihl BG86C** gas blower
- **Cordless** hedge trimmer
- **Lawn roller**
- **Scott's** walk behind fert. spreader
- **4 wheel** lawn wagon
- **2 wheel** wheelbarrow
- **Lawn cart**
- **15 gal.** sprayer w/ hand boom
- **Garden plow**
- **Garden tools**
- **Sythe**
- **Buck saw**
- **Braces & bits**
- **Antique** wood drills
- **Wooden** garden bench
- **Bushel** baskets
- **Old** wooden rake

- **Concrete** garden bench & lawn ornaments
- **Bicycles**
- **(2) metal** lawn chairs
- **(6) swivel** patio chairs
- **Patio table**
- **Sears AC230 DC140** arc welder
- **HDC** floor model drill press
- **Metal** cutting band saw
- **Craftsman 12"** band saw
- **Power Kraft** radial arm saw
- **Craftsman 25gal** 4hp air compressor
- **Air hose**
- **Heavy duty** work bench
- **Assorted** power tools
- **Many** hand tools & wrenches
- **Floor** jack
- **Jack** stands
- **Battery** chargers
- **Grease** guns
- **Tool** cart
- **Log** chains & chain hoist
- **Ext.** cords
- **Metal** storage cupboards
- **20' alum.** extension ladder
- **Wooden** step ladder
- **Organizer** parts cabinets

- **Various** parts
- **Chevrolet** hub caps
- **Meat** hooks
- **Corn** sheller on wooden box
- **Double** tree
- **Pony** bridle
- **Assorted** lumber
- **Saw** horses
- **Post** jacks
- **Barn** windows
- **(2) handicap** scooters (need batteries)
- **Scanner**
- **(200±) Longaberger** baskets
- **Centurion** 35 day wall clock
- **Alcoils** anniversary clock
- **Wooden** chimney cupboard
- **Plank** bottom chair
- **Wooden** rockers
- **Straight** chairs
- **Anheuser** Busch wooden case
- **Old** wooden boxes
- **Wooden** Canada Dry case
- **Retro** ashtray
- **Glass** water bottle w/ crate
- **Avon** steins
- **Vinyl** records
- **Shoe** lasts
- **Bottle** capper
- **Coal** bucket
- **Bushel** baskets
- **Wooden** clothes dryer
- **Cabbage** Patch dolls
- **Old** dolls

- **Christmas** decorations, trees, lights
- **Glass** doored china cabinets
- **Multiple** wooden dressers
- **Blanket** chests
- **Metal** twin bed
- **Kitchen** table & chairs
- **End** tables
- **Floor** lamps
- **Wall** hangings & pictures
- **Microwave** cabinets
- **Card** table & folding chairs
- **School** desk & chair
- **(2) upholstered** rocker recliners
- **Leather** sofa & rocker recliner
- **Platform** rocker
- **Computer** desk
- **S scroll** roll top desk & chair
- **Custom** built oak office desk w/ glass inlayed top
- **Entertainment** cupboard
- **Sewing** cabinets
- **Folding** sewing rocker
- **Sewing** machine
- **Travel** bag
- **Manual** knitting machine
- **Lots** of yarn
- **Craft** items
- **New** Macramé cord
- **Alum.** lawn chair

- frames
- **Picnic** baskets
- **Household** dishes & etc.
- **Silverware**
- **Earrings**
- **Stihl** toy chain saw
- **Small** apartment chest freezer
- **Kenmore** microwave
- **Kenmore** vacuum
- **Equalizer** treadmill
- **Sentry** 1330 safe
- **Epson** Stylus C86 color printer
- **Electric** typewriter
- **Portable** fans
- **Many** items boxed at time of listing
- **Lots** of surprises!

• **2007 HARLEY DAVIDSON ROAD KING**  
• **2002 HONDA CRF450R MOTORCYCLE**

- **2007 Harley Davidson** Road King motorcycle, windshield & parts, 19,045 miles
- **2002 Honda** crf450r motorcycle, Moose racing rims, Dunlop tires, less than 5 hrs. on rebuild, extra set of plastic

**(Personal Property) OWNER: Marilyn Morrissey**

