

REAL ESTATE AUCTION TERMS:**PROCEDURE:** The property will be offered at public oral auction.**DOWN PAYMENT:** \$2500 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 after the auction. 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.

Real Estate & Personal Property AUCTION

Auctioneers: Jerry Ehle, Mike Roy, Jared Sipe, & Tim KreiderAC63001504, AU19300123, AU08602044,
AU10700099, AU19500010

NOVEMBER 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

**SCHRADER**
REAL ESTATE & AUCTION
of Fort WayneCorporate Headquarters:
950 N Liberty Drive, Columbia City, IN 46725
260-749-0445 • 866-340-0445
www.SchraderFortWayne.com

Follow us on:



Get our iOS App

**SATURDAY, NOVEMBER 3: PERSONAL PROPERTY • 10AM | REAL ESTATE • 1:30PM**
Open House Dates: Sunday, October 14 • 1-3pm | Tuesday, October 16 • 4-6pm**19603 Lincoln Highway East • Rural Monroeville, IN**

Real Estate & Personal Property AUCTION

**Rural Monroeville, IN**

• 3 Bedroom Home on 1.3± Acres • Truck & Jeep • Antique Furniture • Figurines & Dolls • Jewelry & Coins • Housewares

SATURDAY, NOVEMBER 3: PERSONAL PROPERTY • 10AM | REAL ESTATE • 1:30PM

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



SATURDAY, NOVEMBER 3: PERSONAL PROPERTY • 10AM | REAL ESTATE • 1:30PM

Property Location

19603 Lincoln Highway East (Old U.S. 30), Monroeville, IN • Located east of Zulu, just west of S. Sampson Road

Real Estate @ 1:30pm

Built in 1964, this quality 3 Bedroom home, has 1680 square feet of living space and a 28 x 40 pole barn. There are beautiful 6 panel doors throughout. The home has a spacious family room area with bow window seat. The kitchen boasts many cupboards and newer appliances, including electric flat top range, and refrigerator. Then there is the hearth area with wood burning fireplace at the end of the kitchen area. At the other end of the kitchen is a formal dining area. There is a utility room off of the kitchen also. The home has replacement windows throughout. There is a covered front porch and patio off of the back. The exterior is brick and aluminum. The asphalt drive is wide for extra parking and winds around the home to the 28 x 40 pole barn with concrete floor and electricity. The home is served by a newer 5" Well and is on a septic. The home is heated and cooled with Electric Forced Air furnace and Central Air. There is a fenced side yard for small children or pets.

Personal Property @ 10am

FORD TRUCK & CHEROKEE: • 1995 Ford F250 XLT 4x4, extended cab, 5.8L, long bed, only 81k miles!! Cloth seats, power windows and locks, cassette stereo, diamond plate tool box • 1998 Jeep Cherokee 4x4, 4.0L, cloth interior, like new, only 41k miles!!

ANTIQUE FURNITURE: • Double curved front oak **china cabinet** • 2 door oak ice box • 30's china hutch on legs • knock down primitive **wardrobe** • oak curved front **china cabinet** • quarter sawn oak buffet with backsplash • **pie safe** with punched tin doors • pair of **half tables** • oak bookcase • wash stand • primitive wood bin • enamel top kitchen table • round oak drop leaf table with (4) pressed back chairs • mahogany corner curio • square lamp table • youth desk and chair • mahogany magazine rack-table • waterfall cedar chest • full size brass type bed • dark wood sofa table

FURNITURE: • 70's queen size bedroom suite with armoire • recliners • sofa • maple, painted
dINETTE • large tv & stand • retro console stereo • maple drop front desk • green metal
mesh café set

ANTIQUES AND COLLECTIBLES: • 40" porcelain **Mail Pouch thermometer** • **Edison A100 Victrola** on stand, exceptional conditional • woman's **Schwinn Sportcrest** bicycle, all original • painted **GWTW lamp** • Convoy Ohio ruby **flash pitcher** • Watt and other **mixing bowls** • Hull Art yellow Magnolia **10" vase** • cast iron **dutch oven & skillets** • large set of green **Old Curosimy Shop** dishware • **sad irons** • stag **Coo-Coo clock** • **Radio Flyer Rocket wagon** • **Nickel Plate RR brass key** • large pair of **snowshoes** • many **horse figurines** • large **brass horse figurine** • **22" Michael Garman ceramic cowboy** figure • many cups and saucers sets • large quantity of small glass decorators • Franklin mint china dolls-Gone with the Wind, Lucy and Desi, Marilyn Monre and many more • Campbell Soup kids dolls • **Raggedy Ann & Andy dolls** • collector **plates** • many **figurines** • original **Christmas bubble lights** • **1927 two and a half dollar gold piece** • **Winchester Repeating Arms 32 cal. Rifle** marked "Kings Improvement March 29 1866" with octagon barrel

COINS AND JEWELRY: - Ladies 14K white gold & diamond ring - Waltham 15 jewel pocket watch on GF chain, runs - many bolo ties & western belt buckles - costume jewelry - 1922 & 23 Peace dollars - (6) Morgan Dollars, clean and nice - (10) Ike dollars - \$1 silver certificate - \$2 bills - 100± wheat pennies - (3) WL halves - 1895 quarter - Mercury dimes

HOUSEWARES AND MISCELLANEOUS: • Pair of concrete **garden benches** • concrete **bird bath** • wood **porch swing** • **picnic table** • Patton milk house heater • Meilink safe • Kelvinator **small upright freezer** • SS **cookware** • GE triple **crock pot server** • shop vac • vacuum cleaners • 100's **Disney VHS tapes** • entire kitchen full of **dishware, cookware & equipment** • **stemware**

Seller: Victoria Coty | Auctioneers: Jerry Ehle, Mike Roy, Jared Sipe, & Tim Kreider



Open House: Sunday, October 14 • 1-3pm | Tuesday, October 16 • 4-6pm

