

AUCTION

SATURDAY, JULY 20

8114 Snyder Rd • Monroeville • Allen County, IN

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered at 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 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: Buyer to pay May 2020 taxes and all thereafter.

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.**

PERSONAL PROPERTY TERMS & CONDITIONS

Cash or Check w/proper ID. 3% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

FORT WAYNE OFFICE:

7009 N. River Road, Fort Wayne, IN 46815

AUCTION MANAGER:

MIKE ROY, 260-437-5428

#AC63001504, #AU08602044

CORPORATE HEADQUARTERS:

950 N. Liberty Dr., Columbia City, IN 46725

Follow us on:

866-340-0445 • SchraderFortWayne.com

Country Property on 1 acre

- Jeep • Chrysler LHS
- Tools • Guns
- Mowers
- Furniture
- Antiques and Collectibles

Monroeville • Allen County, IN

8114 Snyder Rd • Just South of Tillman Rd.

SATURDAY, JULY 20

Personal Property • 9:00 am

Real Estate • 12:30 pm

AUCTION



AUCTION

SATURDAY, JULY 20

**AUCTION HELD ON SITE: 8114 Snyder Rd.,
Monroeville, IN 46773**

Just south of Tillman Rd & 1.5 miles south of US 30

Real Estate • 12:30 pm

- **1994 PATRIOT 16 X 70 MOBILE HOME ON 1 ACRE LOT**, 2 bedroom, 2 baths. The kitchen and family have vaulted ceilings with an open floor plan. The rear bath has new flooring, vanity and stool. This home is very clean and move in ready. Air conditioning was replaced 2 years ago. Laundry area off hallway. It has a water softener.
- **24' X 40' POLE BARN** with 16' x 24' heated workshop with 2 overhead doors
- 14' x 16' garden shed
- Large mature evergreen trees & garden area
- Paved country road, excellent location convenient to I-469 & US 30



OPEN HOUSE:

**Sunday
June 23rd
2 - 4 pm**



Personal Property • 9:00 am

VEHICLES & TRAILER

- **1996 Jeep Cherokee 4 x 4**, 125k miles, 6 cylinder, like new tires • **1997 Chrysler LHS** sedan, leather, all power, 140k miles, 3.5L 24 valve, like new tires • **5' x 10' utility trailer** with lights and wood ramps, with title

MOWERS AND LAWN & GARDEN

- **Wheel Horse 520 20 HP** hydrostatic garden tractor, 150 hrs. on motor rebuild, 20 HP Onan, 48" deck, new battery • **Wheel Horse 416** Hydrostatic garden tractor, 852 hours, 48" deck, Onan motor • **(2) Wheel Horse** mounted snowblowers • **(2) Wheel Horse** snow plows • **Wheel Horse** under tractor grader blade • **Tire chains** and extra Wheel Horse tires and rims • **Rear wheel weights** for garden tractor • **Troy Bilt 8 HP** rear tine tiller • **Troy Bilt chipper** shredder attachment for rear tine tiller • **25 gallon Country Way 12V pull sprayer**, like new • **Troy Bilt 5024** walk behind snowblower, like new, electric start • **30" lawn sweeper** • **Lawn roller** • **Stihl FS 38** string trimmer, like new • **Stihl 023 16"** chain saw • **Battery weed eater** • **Poly broadcast spreader** • **Large quantity garden tools** • **330 gallon propane tank** • **50 gallon upright propane tank** • **T fence posts** • **Live traps** • **Log chains** • **330 GALLON PROPANE TANK** (to be offered after the real estate) • **50 GALLON PROPANE TANK**

GUNS AND AMMO

- **Remington 12 ga** model 870 pump shot gun, like new • **New Haven 410 bolt** action rifle • **Pardner 12 ga** shot gun • **Fabricade 1928 bolt** action 7 mm military rifle • **Marlin 22 LR** w/Simmons model 60 scope • **Ruger 10/22 Carbine 22LR** • **New England 20 ga** shotgun • **Phoenix 22 long** pistol • **(20+) boxes of mixed ammo:** 12 ga, 22, 16 ga, 410, and others • **Hard and soft side rifle cases** • **Rifle cleaning kit**

GENERATOR & TOOLS

- **Generac electric start GP7000** generator with less than 25 hrs • **Milwaukee** reciprocating saw • **Dewalt 18V** battery drill • **Wil-**

- ton swivel vice** • **2 HP 220 v** air compressor • **Kennedy 7 drawer** tool box • **Craftsman 1/2 impact** gun • **Craftsman 159 pc** tool set • **Craftsman 25 pc** wrench set • **Drill press** on stand • **10" table** saw • **Scroll saw** and sanding center • **Like new Pittsburg** engine hoist • **2.5 T Floor** jack • **Crescent** wrenches • **Pipe wrenches** • **Power saws & drills** • **Battery charger** • **Wood chisels** • **100's of hand** tools

ANTIQUES AND COLLECTIBLES

- **Enterprise sausage** stuffer • **Restored Bark-er** push cultivator • **15 & 2 gallon** crocks • **Glass candy** containers • **Copper boiler** • **(20+) canvas** seed sacks • **Ertl IH** semi, dump truck and (2) Scouts • **(3) jars** of marbles • **Wagner oval** roaster with lid and trivet • **Cast iron** chicken fryer and dutch oven • **(2) Griswold** skillet • **Falstaff** beer case • **(7) die** cast cars, some Nascar • **Hand made quilt** made by Marcella Spieth • **Queen size** handmade quilt • **Wire top** Ball jars • **1/2 gallon** blue jars • **(125+) wood** yardstick collection • **Deitz** barn lantern • **Wood pulleys** • **Galvanized** tubs and watering can • **Tootsie** cap gun • **One man** saw • **Corn knife** • **Wood croquet** set • **Foot axe** & pitch forks • **Military** shovels • **Tin oil** cans • **Many barn** primitives

FURNITURE AND MISCELLANEOUS

- **Pine full/queen** bedroom suite • **Sleep com-fort** queen air mattress • **Double reclining** sofa • **Recliners** • **Dinette** with 6 chairs and china hutch • **2012 GE** upright freezer • **Washer** and dryer • **Assorted** end tables & lamps • **26" flat** screen TV • **Vintage** console end table stereo with 8 track • **Microwave** and stand • **Pine picnic** table, like new • **New Bud & Bud** Light 4th of July umbrella • **Many religious** decorator items • **Lighted Sacred** Heart picture • **Pots and pans**, dishes, kitchen items • **(2)vintage** ladies bikes • **Men's** watches • **Zippo** Indy 500 lighter • **Case** XX pocket knife



SEE MORE PHOTOS ONLINE!

866-340-0445 • SchraderFortWayne.com

SELLER: Francis Spieth | AUCTION MANAGER: Mike Roy, 260-437-5428

