

Gilbert Real Estate & Personal Property **AUCTIONS**

1.45± Acres

- 3 Bedroom Country Farmhouse
- Antiques & Collectibles
- Furniture & Appliances
- Outdoor & Barn Items
- Household & Misc.

Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725



AUCTION MANAGER: Mike Roy
#AU08602044, #AC63001504

August	Su	M	Tu	W	Th	F	Sa
			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	31			

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Monroeville, Indiana
Online Only Personal Property Auction:
Lots Start Closing Sunday, August 20 • 6pm
Onsite Real Estate Auction:
Tuesday, August 29 • 6pm



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ANTIQUES & COLLECTIBLES

- Early Gibson 4 String Mandolin Banjo
- Handmade Tulip Quilt
- Goodrich Advertising Ashtrays
- Pbr Mirror & Sign
- Quilt Tops
- Jim Shore Angel & Precious Moments
- Hall Kitchen Pottery & Glassware
- Early Oil Lamp
- Wooden Press Back Chair
- Albums & 45'S

FURNITURE & APPLIANCES

- Oak Roll Top Desk
- Newer Maytag Washer & Electric Dryer
- Curio Cabinet
- Clean Sofa & Lr Chairs
- Like New Queen Mattress
- Wood Dinette Set
- Recliner
- 4 Room Air Conditioners
- Dressers
- Assorted Tables & Lamps
- Side Chairs
- Rocking Chair

OUTDOOR & BARN ITEMS

- Several Nice Pipe Gates
- Poly Lawn Roller
- Poly Wheelbarrow
- 2 Stage Snow Blower
- Craftsman & Other Hand Tools
- Garage Shelving
- Shop Vacuums
- Propane & Electric Heaters
- Several Long Handled Garden Tools
- Extension Cords
- Floor Jack

HOUSEHOLD & MISC.

- Concrete Garden Statue
- Lawn Chairs
- Outdoor Wicker Settee
- Microwave Oven
- Christmas & Seasonal Décor
- Kitchenware, Dishes & Baking Items

PREVIEW:

Thur, Aug. 17 • 4-6pm

LOAD OUT:

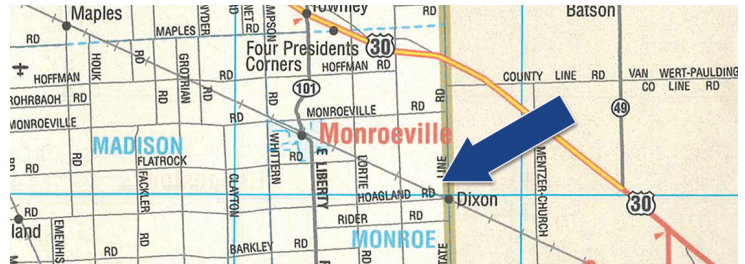
Tue, Aug. 22 • 12-5:30pm

Onsite Real Estate Auction: Tuesday, August 29 • 6pm



REAL ESTATE PREVIEW:

Sun, Aug. 20 • 2-4pm



LOCATION: 14532 State Line Rd, Monroeville, IN 46773

- 3 Bedroom 1 Bath Home
- 28x30 Detached Garage
- 30x60 Pole Barn w/ Horse Stalls
- Allen County Approved Septic System in 2021
- Updated Oak Kitchen
- Large Updated Bathroom w/ Dual Sinks
- Aluminum Siding
- Newer Roof On House
- Large Open Family Room w/ Bay Window
- First Floor Bedroom w/ 2 Closets

1.45± Acres
3 Bedroom Country Farmhouse

SELLER: Phyllis A. Gilbert **AUCTION MANAGER:** Mike Roy

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REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$5000 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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 property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty

or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**