



- Country Home with 3 Scenic Wooded Acres
- 11 Acre Building Site with Stocked Pond
- 14 Acres Total offered in 2 Tracts or in Combination
- Tractor & Lawn Equipment
- Tools • Glassware
- Furniture, Household



10215 EMANUEL RD., HOAGLAND, IN



AUCTION

real estate & personal property

Saturday, May 19

PERSONAL PROPERTY 9:00 AM | REAL ESTATE 12:30

SCHRADER REAL ESTATE & AUCTION



SchraderFortWayne.com

Follow us on: YouTube, Facebook, Twitter

SCHRADER CORPORATE OFFICES
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 • 260-244-7606 • SchraderAuction.com

MAY 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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		



Auction Manager: Jerry Ehle
#AC63001504 #AU19300123
7009 N. River Road
Fort Wayne, IN 46815
749-0445 • 866-340-0445

SCHRADER REAL ESTATE AND AUCTION of Fort Wayne, LLC





real estate & personal property
AUCTION
 Saturday, May 19 • PERSONAL PROPERTY 9:00 AM
 REAL ESTATE 12:30
10215 EMANUEL ROAD, HOAGLAND
 (Located just south off of Wayne Trace
 near Zoest School & Church)

REAL ESTATE:

TRACT 1: A very well maintained 2 story country farm style home, 3 car detached garage, and storage barn, all situated on 3 scenic and wooded acres! Home Features:

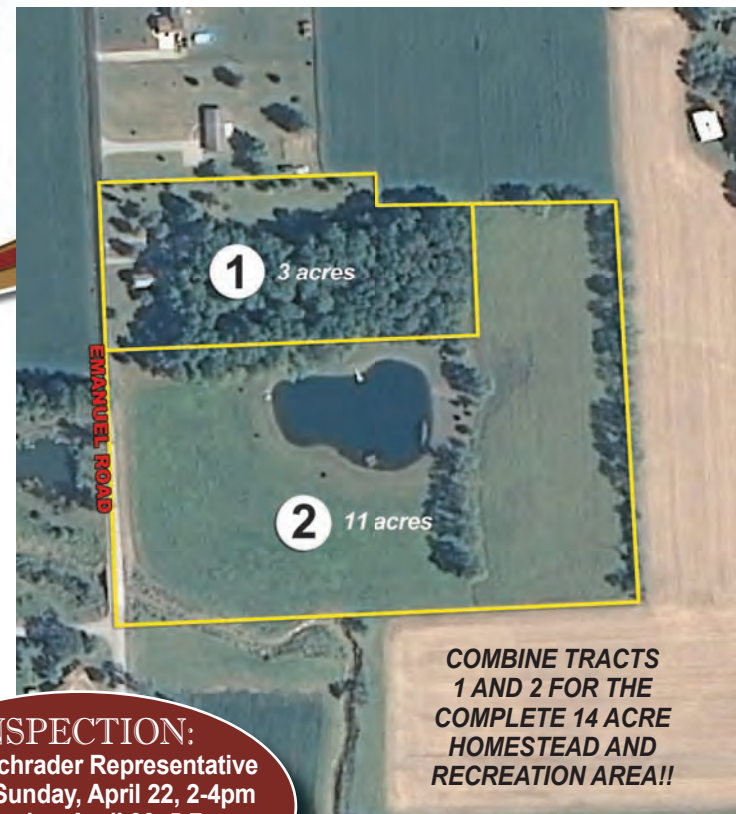
- Gas Forced Air and Central Air with newer furnace
- Large Country Kitchen with abundance of updated cupboards
- Large Family Room
- Large Dining or Living Room Area with bonus wood stove
- 2 Bedroom, 1 1/2 Bath
- Upstairs Walk-In Attic Room
- Enclosed Sun Porch
- 3 Car Oversized Garage Plus 14 x 22 Storage Barn
- Back Patio Facing Wooded Back Yard
- Natural Wood Trim
- Full Basement
- Replacement Windows
- EACS Schools
- Many Updates Done
- Total Annual Taxes: \$367.20 w/exemptions

TRACT 2: An absolutely gorgeous 11 acre potential building site with 1+ acre stocked pond! This site is L shaped with an excellent elevated building site situated behind and overlooking the pond. Pond is 13'-14' deep and has beach area and large pier. There is over 400 feet of road frontage. Soil tests have been done for septic.

SELLERS: JAMES AND MITZIE REITER

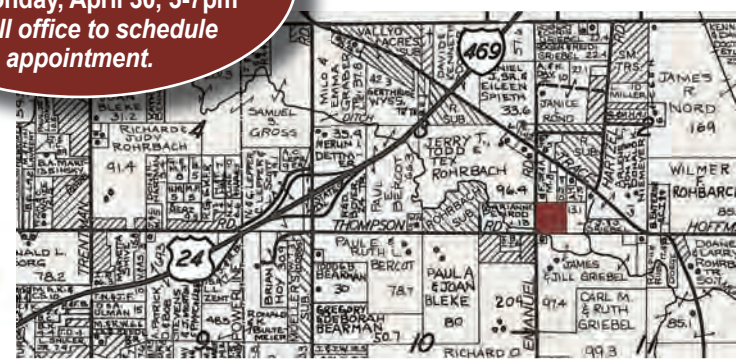
Auctioneer: Jerry Ehle

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



INSPECTION:
 Meet a Schrader Representative on site, Sunday, April 22, 2-4pm and Monday, April 30, 5-7pm or call office to schedule appointment.

COMBINE TRACTS 1 AND 2 FOR THE COMPLETE 14 ACRE HOMESTEAD AND RECREATION AREA!!



REITER PERSONAL PROPERTY LIST

GUNS: 1938 S-243 Military Rifle, 7 or 8 mill. Mauser • Remington Fieldmaster Model 572 22S., L., & L.R. • New England Firearms Pardner Model SB1 410 shotgun, 3' full choke • Oxford Arms Co. 12 gauge double barrel shotgun •

TRACTOR, TRAILER, LAWN & GARDEN: Oliver 550 Gas Tractor, showing 824 hrs, 3 pt., PTO, very good tires - runs good • Haulin Trailer, 2 wheel w/ ramp & title, like new • 2001 Exmark Lazer Z HP, 48" deck, Kohler Pro 18HP, dual gas tanks, only 720 hrs, w/ mulch kit • 1992 Simplicity Landlord 6 spd, 14 HP, 44" deck, 1296 hrs, single cylinder • Fimco pull type sprayer • Lazy Boy chain drive front tine tiller • Yard Machines 8 HP 24" snow blower • 22" Mulcher mower • 5' grader blade • 5' Bush Hog mower • 8' pull type disc • 2 bottom, 12" 3pt. Ferguson plow • 16' aluminum extension ladder • (2) wheel barrows • Stihl MS 250 chain saw, 16" bar • McCulloch Pro Mac 10-10S chain saw w/ 18" & 22" bar & extra chains • 2 HP air compressor • Lawn roller • Garden fencing • Car ramps • Garden seeder • Elect. hedge trimmer • Misc. yard & garden tools • Hirsh work bench • Saw horses • Misc. hand, power, & shop tools • Splitting maul • Jack stands • Step ladders • new sump pump • (2) kerosene heaters • Fence stretcher • Electric heater • Fan • Gas cans • 2 wheel hand truck • Small gas grill • Ice fishing auger & poles • Cane extension poles • Leg hold traps • Wood baseball bats • Exercise bike • Misc. auto & garden fluids • Drain snakes • Misc. hardware • Tarps • Cooler • and More . . .

ANTIQUES, COLLECTIBLES, GLASSWARE:

Rodgers Creamer milk can • (2) Outdoor metal chairs • Drop leg table w/ 2 chairs • Old glass front cabinet • Hanson scale • Old canning jars • Zink lids • Old wood tables • Antique rocker • Antique bedroom light fixtures • Many old 78's & other records • Meat grinder • Hen on nest • Boy & Girl T. Gall, Italy figurines • Some Depression glass • Some Carnival glass • Milk Glass pieces • Misc. old hand painted bowls • Pressed glass • Glass pitcher • Quilt • Misc. wines & fine glassware •

FURNITURE & HOUSE WARES:

Round Oak table w/ 6 chairs • Wood rocker • Sofa • Hide-a-bed • Desk • Old sewing machine cabinet • Bookshelves • RCA color TV • Entertainment center • Card table & chairs • TV trays • Canners • Victorio Strainer • Tupperware • Punch bowl set • Box fans • Misc. kitchen & house wares • Old stereo console • Wall shadow box • Funk & Wagnals encyclopedia



AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 2 tracts, and as a total unit. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on tracts, and the total property may complete.

DOWN PAYMENT: TRACT 1 AND THE COMBINATION OF 1 AND 2, \$2500 down payment on the day of auction with the balance in cash at closing. **TRACT 2:** 10% down payment on the day of auction with the balance in cash at closing. 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 PRICES: All successful bidders will be required to enter into purchase agreements 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 on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the day of closing.

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where the tract divisions in this auction create new boundaries. 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. Combination purchase will receive a perimeter survey only.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Board of Health.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC. 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.