

9185 Lake Shore Ct., New Haven, IN

& Real Estate

AUCTION

Beautiful Custom Ranch Home
in Ashford Lakes Subdivision



MONDAY
FEBRUARY 4 • 6 PM



Personal Property • SATURDAY, FEBRUARY 2 • 10 AM
Real Estate • MONDAY, FEBRUARY 4 • 6 PM

9185 LAKE SHORE COURT, NEW HAVEN, IN



TWO-DAY AUCTION
SCHRADLER REAL ESTATE & AUCTION of Fort Wayne

TWO-DAY AUCTION

Personal Property & Real Estate
Schradler Real Estate & Auction of Fort Wayne, LLC

9185 LAKE SHORE COURT, NEW HAVEN, IN

SCHRADLER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schradlerauction.com

SchradlerFortWayne.com

Follow us on:
YouTube Facebook Twitter

FEBRUARY 2013						
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		

7009 N. River Road
Fort Wayne, IN 46815
Sale Manager: Jared Sipe, 260-750-1553
#AC63001504
email: auctions@schradlerauction.com

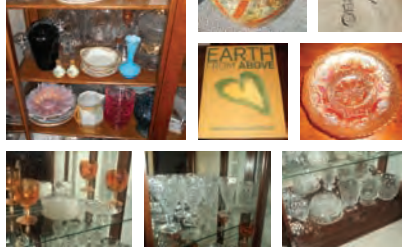
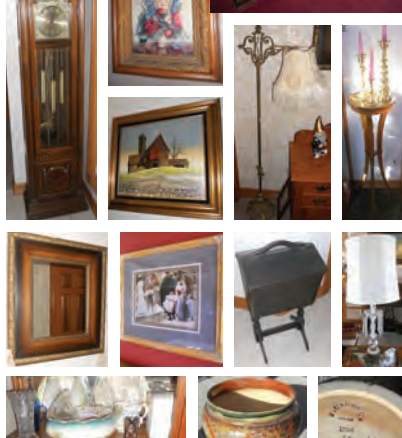
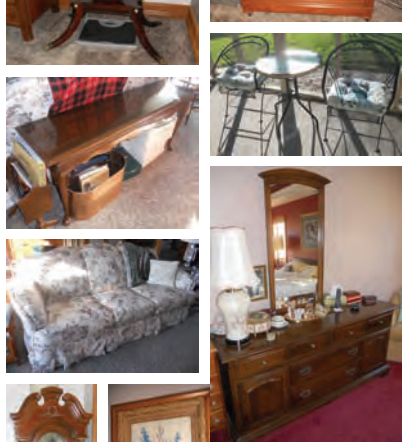
Personal Property

TWO-DAY

Antique Furniture • Department 56
Sterling Silver • Fostoria
Roseville • China • Glassware
Tools & Outdoor



SATURDAY
FEBRUARY 2 • 10 AM



Real Estate & Personal Property AUCTION

LOCATION: 9185 Lake Shore Ct. New Haven, IN 46774
DIRECTIONS: Take Moeller Rd. just West of Werling Rd. to Ashford Blvd. (Ashford Lakes Subdivision) & turn South to Lake Shore Ct. (2nd St.) & turn West (Right) to auction site.

Personal Property Sells SATURDAY, FEBRUARY 2 @ 10 AM

Antique & Modern Furniture:

Antique kitchen cupboard w/ flour & sugar drawer • **Antique** pie safe w/ tins • **Antique** 1 pc. oak cabinet w/ hand carved panels & drawer fronts • **Antique** walnut dresser w/ glove boxes, hand carved pulls & wishbone mirror • **Antique** veneered display cabinet w/ double glass doors • **Antique** Empire 4 drawer dresser w/ glove boxes • **Antique** oak washstand • **Antique** Eastlake style stand • **Antique** mahogany lamp table w/ Lyre base • **Antique** single drawer phone stand • **Antique** marble top 3 drawer chest • **Solid** cherry gate-leg drop-leaf table w/ 4 ladder back chairs • **Antique** hall tree • **Antique** sewing stand • **Pearl** 79" tall grandfather clock • **Antique** cast iron art deco lamp • **Antique** needlepoint foot rest • **Antique** portrait magazine holder • **4 pc.** Ethan Allen bedroom suite w/ king bed, dresser w/ mirror & 2 night stands • **Ethan** Allen sofa table • **England** floral sofa • **3 pc.** set of nesting end tables • **Solid** cherry sideboard • **Round** coffee table • **Pair** of glass top end tables • **Kneehole** desk • **Office** chair • **Ornate** wood plant stands • **Patio** wicker loveseat & table • **Quilt** rack • **Cast** iron patio bench & chair • **Butcher** block table on rollers

Silver & Antiques

Lunt Eloquence 12 place serving sterling flatware in case w/ serving pieces • **Sterling** weighted & silverplate pieces • **Antique** ornate framed mirror • **Antique** ornate framed floral picture • **Antique** coffee grinder • **Antique** copper boiler • **Antique** 2 tone crock • **Antique** 3 gal. Bee Sting crock • **Antique** crock bowl

Pottery, China & Glassware

Approx. 28 pcs. of various style Roseville pottery including Bushberry, Cosmos, White Rose, Silhouette, Columbine, Clematis & Freesia patterns • **Royal** Doulton J.M. D&S Co. Boston 1720 jardinière • **jardinière** & pedestal • **Theodore** Haviland Arbor pattern New York china (partial set) • **Franciscan** Carmel pattern china (partial set) • **Bavarian** gold



trim coffee set w/ pot, cups & dessert plates • **Bavarian** covered casserole dish • **Hand** painted German porcelain platter • **Bavarian**, German, Nippon & other hand painted plates/bowls/ serving pcs. • **Austrian** Hand painted deep bowl w/ roses • **Nippon** hand painted shaker • **Lladro** 5353 Eskimo Riders on Polar Bear figurine (NIB) • **Waterford** crystal vase • **Approx.** 70+ pcs.

of American Fostoria including tall, medium & short goblets, water glasses, sherbets, saucers, dessert plates, cruet, various size bowls (some footed), berry bowls, pitcher, covered dish, nappy & candy dishes, pickle dish, butter dish • **18 Fostoria** Holly pattern sherbets • **6 Fostoria** Rose pattern goblets • **Sets** of etched stemware • **Milk** glass cat on a nest • **Milk** glass hen on a nest • **Soapstone** pin dish • **Several** tooth pickers including St. Clair chocolate slag & carnival • **Cut** glass & other crystal pcs. bowls/serving pieces • **St. Clair** ashtray • **Ruby** red early glass souvenir pcs. • **Ornate** etched candle holders, divided dish & stemware (Fostoria/Cambridge) • **Shirley** Temple glass pitcher • **Early** pattern glass pitcher • **Glass** tankers • **Cut** glass pitchers • **Beleek** Irish plate • **Beleek** Irish pig • **Pink** opalescent candle holder • **2 antique** hand painted shaving mugs • **Fenton** hobnail bowls • **Fenton** silvercrest bowl • **Fenton** satin glass bowl • **Stoneware** pitcher • **Approx.** 24 cut glass tumblers • **Blue** opalescent jar • **Thomas** Kinkade Home Is Where The Heart Is teapot • **Carnival** glass covered compote • **2 carnival** glass goblets • **Carnival** glass bowl w/ dragons & flowers pattern • **Carnival** glass ruffled bowl • **2 green** depression glass refrigerator covered dishes • **Majolica** leaf dish • **Lenox** ashtray • **Lenox** vase • **Crystal** dome candle holders •



Aardvark made in Canada duck decoy • **Lead** crystal vase • **3 early** Fireking bowls • **Elsie** The Cow cookie jar

AUCTIONEER'S NOTE:

Mr. Connerly took pride in his home and antique collection. The home and personal property items are in excellent condition. Don't miss out on this wonderful opportunity to purchase a beautiful custom built home and a lifetime collection of quality antiques.

OWNER: ROBERT CONNERLY

Sale Manager: Jared Sipe 260-750-1553

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



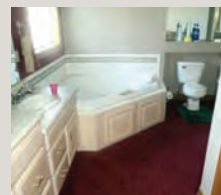
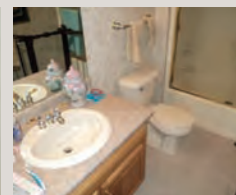
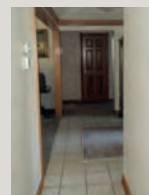
Open House:
SUNDAY, JANUARY 20,
2-4PM
 For serious real estate buyers only.
 Inspection of the Personal
 Property will be Fri., February 1,
 9am-5pm



**Beautiful Custom Ranch Home
 In Ashford Lakes Subdivision**

Real Estate sells MONDAY, FEBRUARY 4 @ 6 PM

- Custom built ranch home by Niemeyer Builders -1,800 Sq. Ft. on a slab
- Built 2001
- 14x17 master bedroom with lighted tray ceiling
- Master bathroom w/ jet tub, glass block window, built-in electric fireplace, double sinks, & walk-in closet
- 13x13 guest bedroom w/ cathedral ceiling
- Full bathroom w/ tub/shower
- 9x6 Laundry room w/ half bathroom
- 20x20 living room w/ cathedral ceiling
- 14x14 kitchen w/ custom design ceramic tile floor, custom hickory cabinets, California lighting, Kenmore refrigerator, Spectra flattop range
- 11x14 Dining room w/ ceramic tile floor & cathedral ceiling
- 33x23 3 car attached finished garage w/ small workshop area
- GFA heat & central air
- Custom woodwork, 6 panel doors & Anderson windows
- 12x14 rear screened in porch & brick paver patio
- Wood picket fenced backyard
- Brick front & vinyl siding
- Taxes: 2011 pay 2012 \$1,450.64
- East Allen County school district



Department 56

Large collection of Department 56 snow village houses, buildings, trees & many other accessories 100+ pieces (to many pieces to list individually)



Sewing Machine, Appliances, Collectibles & Household Items:

Husqvarna Viking Designer 1 digital sewing machine complete w/ accessories • **White** quilter's machine model 1740 •

Whirlpool Duet Sport washer & dryer • **2 Longaberger**



baskets • **Walking** canes • **H.**

Hargrove oil on canvas barn



scene painting • **Pair** of brass

lamps • **Brass** lamp & brass

candlesticks • **Knick** knock

shelf • **Earth** From Above

book • **Cook** books • **Canon**

Canovision video recorder in case

Tools & Outdoor Items

Bushnell Spacemaster 6mm spotting scope • **Waterloo** rolling

tool chest • **Craftsman** cordless drill in case • **Black**

& Decker palm sander in case • **Craftsman** 10" 4

spd ¼ HP bench drill press • **Bar** clamps • **Drill**

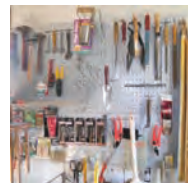
bits • **C** clamps • **2 Craftsman** bench & radial saw

molding sets • **Screwdrivers**, Hammers, Chisels,

Pliers, Levels, Squares, Hand saws, Wrenches,

Organizers & hardware • **Metal** shelving • **Lawn** Boy Easy

Mulch push mower • **Yard** tools



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, Check, Mastercard, Visa. 3% convenience fee on credit card purchases. Not responsible for accidents.

REAL ESTATE AUCTION TERMS AND CONDITIONS
PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$50000 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.
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: Real Estate Taxes will be prorated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Insurance. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
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