





# COUNTRY HOME & PERSONAL PROPERTY

# ESTATE AUCTION

*2 Dates*

Saturday, June 15 • 9:00 AM  
Monday, June 17 • 6:00 PM



**REAL ESTATE**  
*Preview:*  
Thursday, May 30, 5-7pm & Sunday, June 2, 2-4pm  
or call office for private showing  
866-340-0445

## PERSONAL PROPERTY: SATURDAY, JUNE 15 • 9:00AM

**TRUCK & TRAILER:** 2006 Dodge Ram 2500 SLT 4 x 4 Big Horn Edition, only 20,750 miles, 4 door, 6 speed manual transmission, cloth interior, power running board, CD player, Air, tow package, power mirrors, Cummins diesel, Toneau cover, 8 ft. bed with Rhino lining • 2007 King Cobra 16 Foot Dual Axle Trailer, excellent condition

**TOOLS • LAWN & GARDEN:** Large rolling stack Craftsman tool box • Craftsman socket sets • Craftsman combination & box end wrench sets • Milwaukee grinder • Delta 8" dual bench grinder • Air wrench • Northern hammer drill • B&D 3/8 air gun • Compression testers • Engine & vacuum testers • Sears engine analyzer • Gear pullers • 70/60 Amp battery charger • Chain saw sharpener on pedestal • Clarks parts washer • Metal shelving • 2 wheel cart • Shop vac • Misc. drill bits • C clamps • Files • (2) Metal parts bins • Metal storage cabinet • 18V drill • B&D belt sander • Elect. stapler • Dremel pro kit • Pull behind lawn sprayer • Kerosene heater • Insect fogger • New mail box • Coleman lantern • Tarps • Fuel cans • Push mower • Chipper - Shredder • Toro 20" snowblower • Seed spreader • Metal yard table • Garden & lawn chemicals • Misc. garden tools • Misc. hand & power tools • Extension chords • Garden hose • Old table saw • Misc. auto fluids & oils

**FURNITURE, APPLIANCES, HOUSEHOLD:** (2) Regulation size pool tables • Entertainment center • Television • Lamps • Dining table & 4 chairs • China hutch & buffet • Refrigerator • Amana washer • Electric dryer • Gibson upright freezer • Chest freezer • Waterfall style desk • Recliner • End tables • Marble top coffee table • Silvertone solid state console stereo & turntable • Antique drop leaf table • Cedar chest • 5 Drawer dresser • Night stand • Glass night stand lamps • Hoover Encore sweeper • Eureka Wide Track sweeper • Pyrex dishes • Stereo speakers • Electronics • Bake ware • Cook ware • Victorio strainer • Canner • Canning jars • Colanders • Rival deep fryer • New Proctor Silex coffee

makers • Aluminum pans • Betty G deep fryer • Sears portable sewing machine • Cast iron Dutch oven • (3) Small refrigerators • Radios • Card table & chairs • Many coolers • Humidor • Kitchen misc. towels, hot pads, Rowlander walker • Misc. décor

**ANTIQUES & COLLECTIBLES:** Antique drop leaf table • Old clocks • Misc. crocks • Advertising yard sticks • Old pictures & frames • Radio Shack megaphone toy • Seyferts potato chip tin • Old wooden tool box • 45 & 33 records • C 9 Christmas lights • 8 mm movie projector • CB radio equipment • Miller Light clock • Cast iron kettle • Kroger grocery cart • Old saws and tools • Old scales • Die cast front discharge truck 1:34 scale

**FISHING LURES & TACKLE:** Creek Chub Injured Minnow in box • Heddon "No Snag" minnow in box • Creek Chub "Cray-Z-Fish in box • Asstd. old fishing lures without box • Sutphin spinning floats • Al Foss Pork Rind minnow in metal box • Paw Paw frog • Pflueger Supreme reel in cloth pouch • Sportman 666 auto reel in box • Eutica auto reel 3165 in box • Shakespeare 1920 Wondereel • South Bend Spin Cast 77 in pouch • Much misc. tackle, lures • Ice fishing rods • Ice auger • Cane poles • Hummingbird Wide Fish locator

**HO TRAINS:** Bumble Bee engine • Tyco 430 engine & caboose • Misc. Tyco engines • Misc. N Scale track, buildings, poles, & accessories • Tyco cars: Baby Ruth, Union 76 tanker, Chattanooga caboose, Shell oil tanker, Union Pacific Grain, Swift box car, Old Dutch box car, El Captain box car, Alaska RR engine, Burlington Northern engine, Soo engine, Southern RR log car • Tech train controllers • Turn table

**NASCAR COLLECTIBLES:** Bill Elliott McDonald Racing model hauler • Asstd. model Nascar cars – Kulwicki, Elliot, Dale Jr., Davey Allison

**CAMERAS:** Kodak Pocket N#1 series • Argus 50mm camera w/ case • Keystone k32 8mm camera • Varizoom 8mm camera w/ case

**PERSONAL PROPERTY**  
*Preview:*  
Friday, June 14,  
9-5pm

**LOCATION:** 150 N. Behnke Road, Coldwater, MI  
(Take N. Angola Road Exit off of I-69, go east on Fenn Road 2½ miles to Behnke Road, Turn north on Behnke and go ½ mile to property)

## REAL ESTATE: MONDAY, JUNE 17 • 6:00PM

### Country Ranch On Full Basement, ¾ Acre Lot



- HOME FEATURES:**
- GREAT COUNTRY LOCATION!
  - 3 Bedrooms, 1 ½ Baths, Family Room, Dining Room, Kitchen
  - New Carpet throughout, Hardwood Floors also
  - Full Basement with Newer Gas Hot Water Boiler
  - Whole House Generator
  - 2 Car Detached Garage plus 18 x 12 Metal Storage Barn
  - 5 Inch Well, Fenced Backyard
  - Fireplace, currently with corn burner insert

**SELLER: WM. ABBOTT ESTATE**

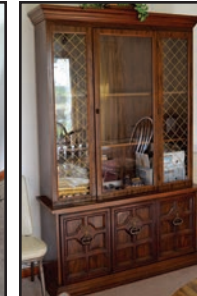
Auctioneer: Jerry Ehle  
**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, LLC  
**260-749-0445**  
**866-340-0445**  
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### REAL ESTATE AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered at oral auction.  
**DOWN PAYMENT:** \$1500 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. The final bid is subject to the Seller's acceptance or rejection.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide a Personal Representative's 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 pro-rated to the day of closing.  
**SURVEY:** A new perimeter survey will be completed only if necessary for Title Commitment. The seller

shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.  
**AGENCY:** Schrader Real Estate & Auction Co. 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.  
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