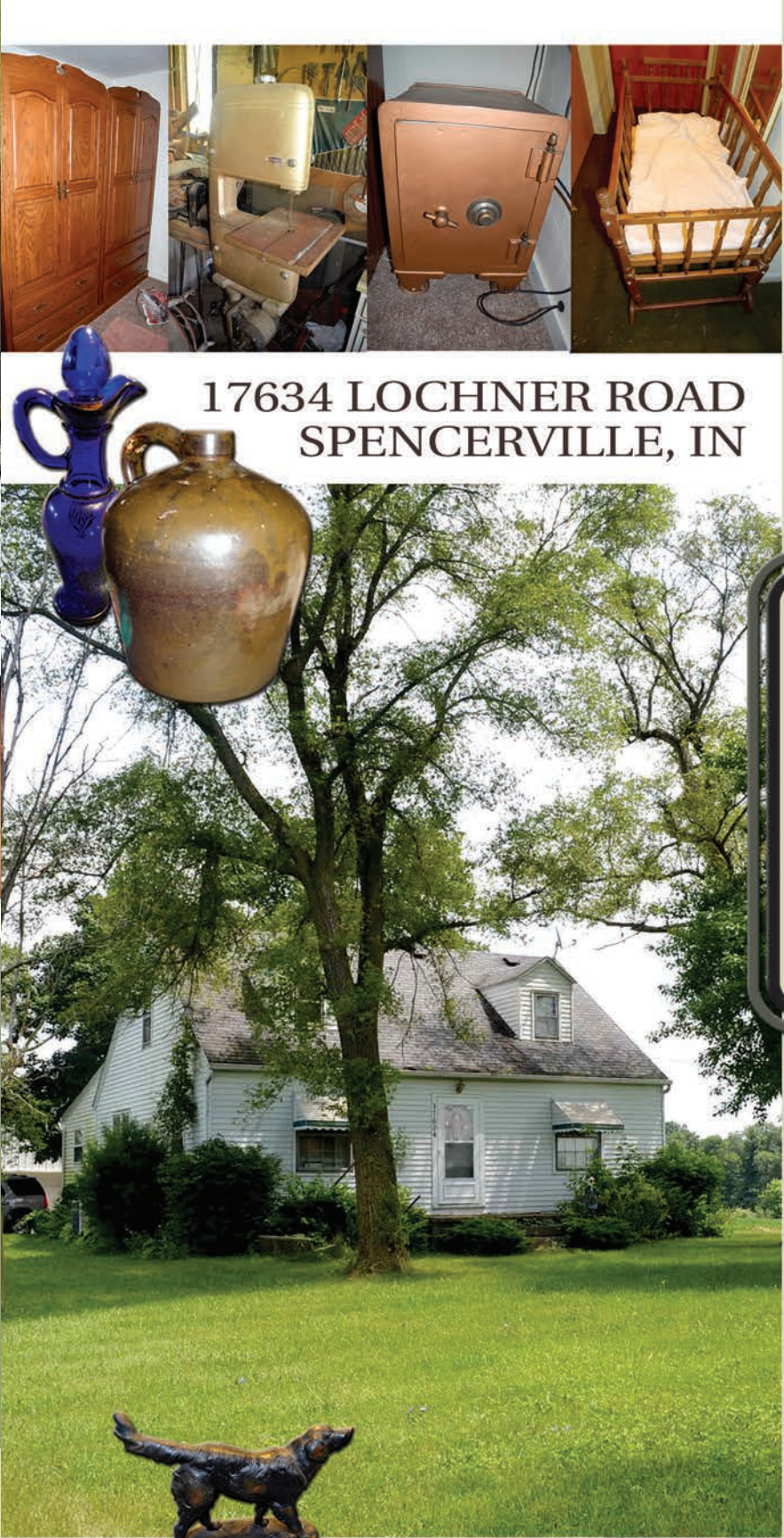
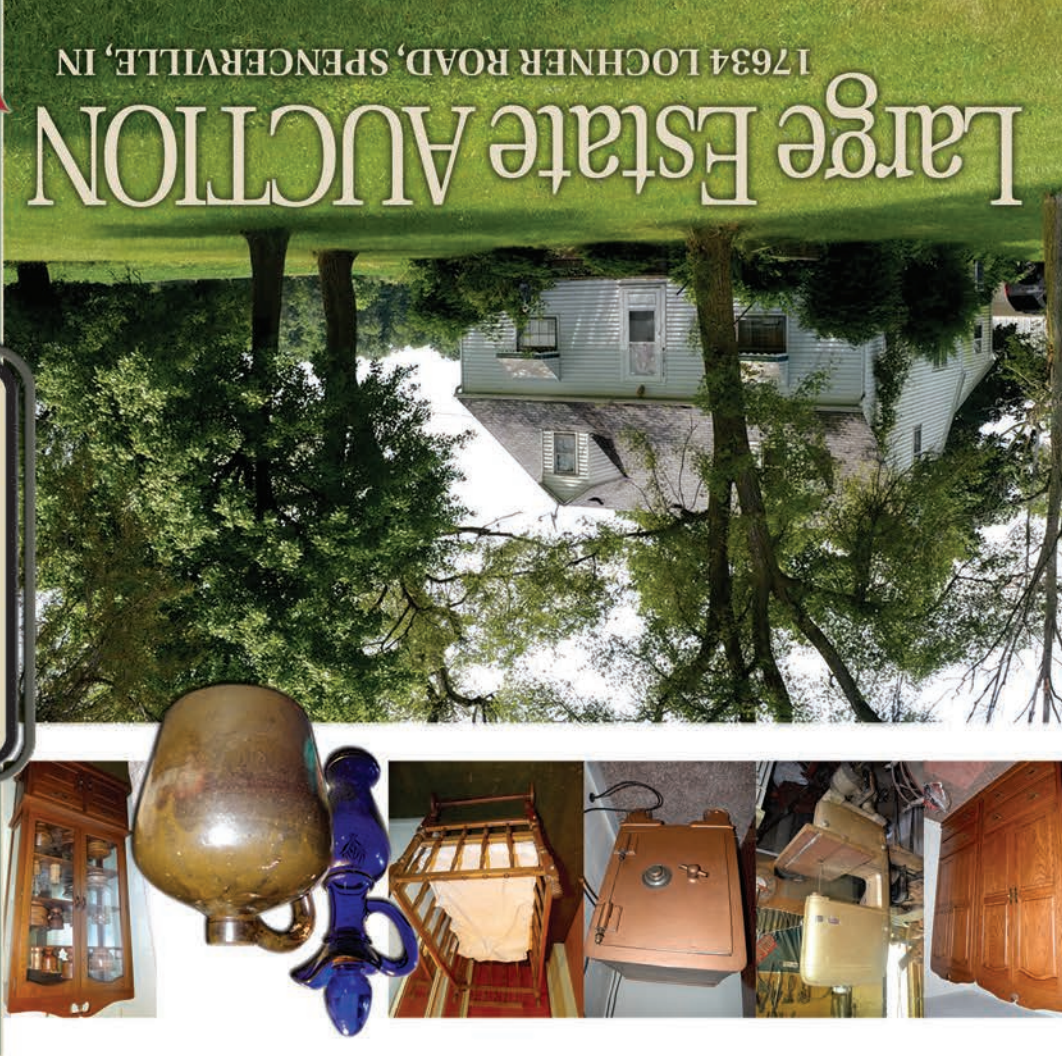


Schradler
REAL ESTATE & AUCTION
of Fort Wayne, Inc.

2 Dates
Eleanor Miller Estate

Saturday, August 24
at 9:00 AM

Thursday, August 29
at 6:00 PM



17634 LOCHNER ROAD
SPENCERVILLE, IN

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Leo Area Home & 2+ Acres
Furniture • Appliances • Glassware
Antiques • Collectibles
Woodworking Equipment
Shop & Hand Tools

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AGENCY: Schradler Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTY: 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 with 3% convenience fee.

PERSONAL PROPERTY TERMS: All sales final! Cash, Check, Mastercard / Visa

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 prorated to the day of closing.

SURVEY: A new perimeter survey will be completed.

The cost of a new survey shall be split 50/50 between Buyer and Seller.

CONDITIONS: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2000 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

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	31
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10
1	2	3				

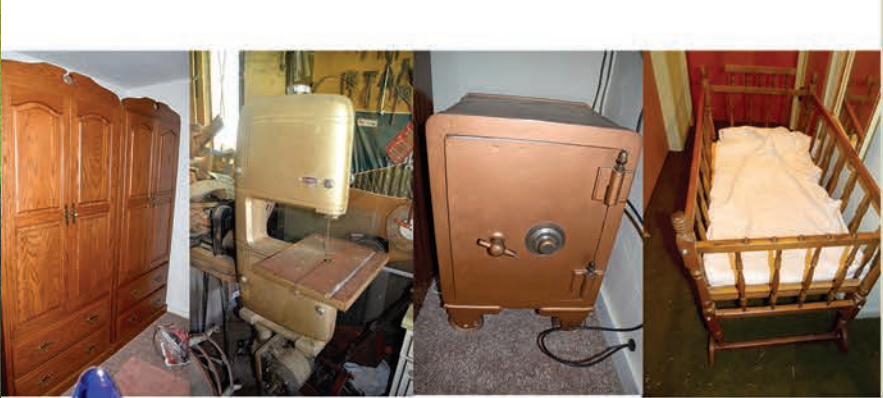
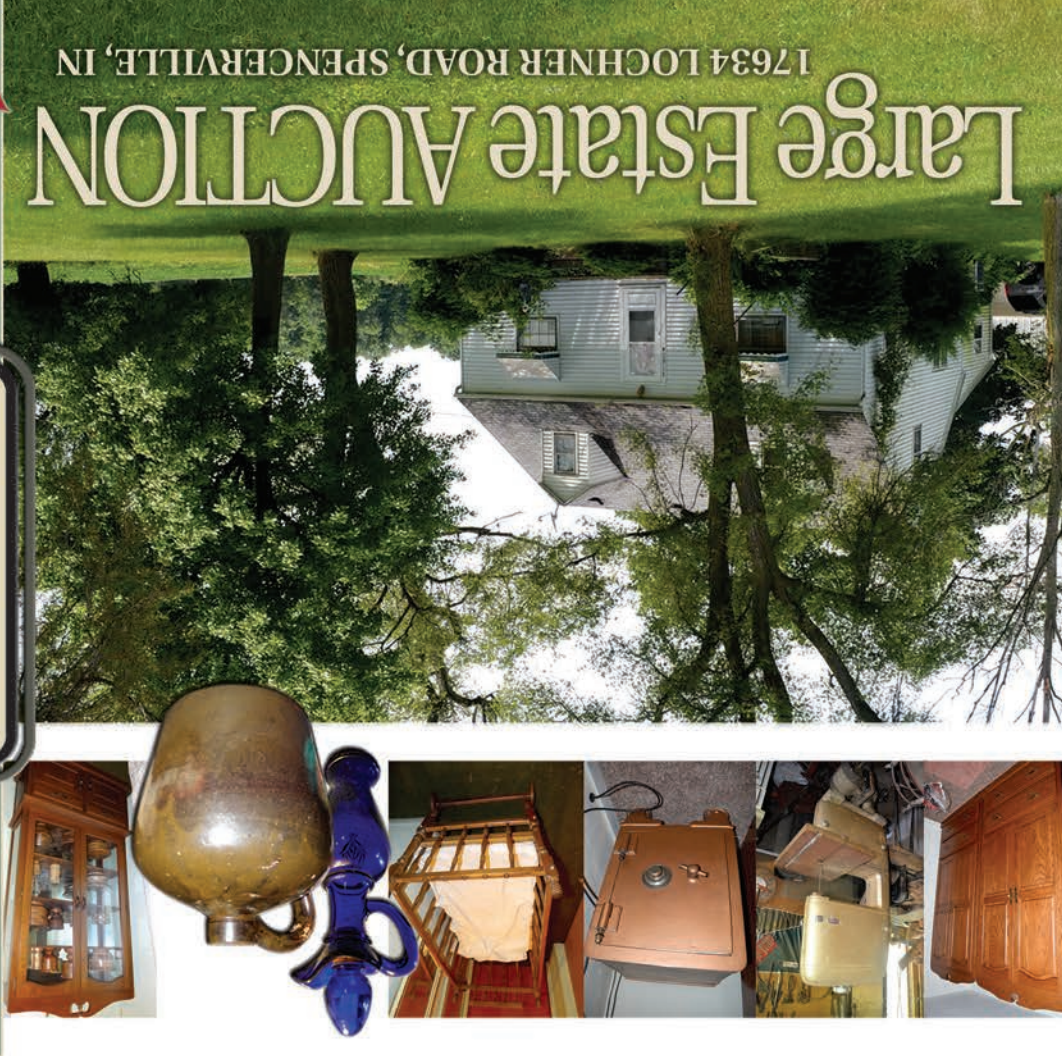
Auction Manager:
Jerry Ehle
#AC63001504, #AU19300123
7009 N. River Road
Fort Wayne, IN 46815
749-0445 • 866-340-0445
SchradlerForWayne.com
EhleAuctions.com

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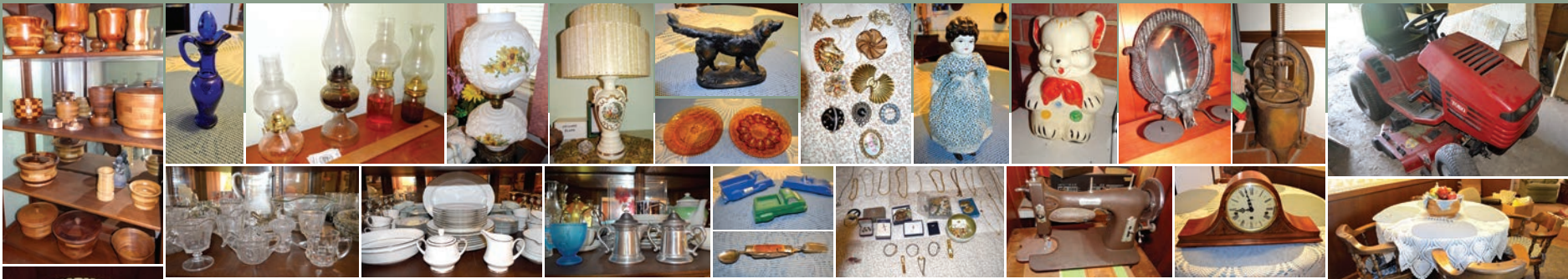
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Thursday, August 29
at 6:00 PM

Eleanor Miller Estate





PERSONAL PROPERTY: SATURDAY, AUGUST 24 • 9:00 AM

KITCHEN & GLASSWARE

Kitchen baking & cookware • **Correll** ware • **Hand** painted bowls • **Green** depression glass • **Old** glass mixing bowls • **Sherberts** • **Serving** ware • **Ball** mason jars • **Etched** amber water pitcher & 8 glasses • **Fine** china • **creamers** • **Green** hen on nest • **Fenton** green dish • **Blue** cobalt decanter • **Austrian** glass handle basket • **Vinegar** cruets • **De-**canters • **Jim Davis** 1979 paperweight vase • **Cobalt** blue ash bucket glass • **Small** carnival dishes • **Small** Wedgewood divided dish • **As-**sorted relish dishes • **Glass** toothpick holders • **Assorted** milk glass • **Assorted** press glass pieces • **Set** Noritake China - Cumber-land pattern • **Unmarked** set of flower print china • **Glass** juicers • **Stemware** • **Assorted** etched glass pieces • **Assorted** small glass shoes • **Assorted** glass miniatures • **Large** round amber glass serving dishes • **Large** wood snack bowl set from Haiti • **Pressed** glass salad bowl • **Large** round glass celery tray • **Linens**, placemats, napkins • **Ivory** porcelain creamer • **Fire** King baking dishes • **Plastic** freezer containers • **Pig** cookie jar • **Colander** & canning supplies • **Large** size pressure cooker • **Pampered** Chef 9x13 cas-erole carrier • **Sausage** press • **Tupperware**

FURNITURE, OFFICE, & HOUSEHOLD

Round pedestal dinette table w/ 4 chairs • **50's** oval modern dining table w/ 4 chairs • **Power** lift sofa chair • **Large** mirror backed 5 shelf curio cabinet • **3 Pc.** set of end tables • **Reproduction** dry sink cabinet • **Recliner** • **Swivel** rocker • **Wooden** glider w/ cushions • **4 Pc.** bedroom set • **Antique** dresser • **Pair** of oak matching wardrobes • **Tall** mirrored hall seat • **4 Drawer** pine dresser • **4 Shelf** 4 drawer walnut china cabinet • **3 Drawer** dresser • **Hall** tree • **Small** settee w/ mirror • **Blanket** chest • **Card** table w/ 4 chairs • **Met-**

al wardrobe cabinet • **Antique** rocking chair • **Pair** of combination telephone & lamp end tables • **Howard** Miller mantle clock w/ key • **Cuckoo** clock • **Westminster** Chime man-tle clock • **Brass** floor lamps • **Assorted** desk lamps • **Flower** print hurricane style lamp • **Assorted** quilts • **Assorted** blankets • **Sew-**ing notions • **Knitted** comforts • **Quilt** rack • **4 Drawer** heavy duty metal file cabinet • **2 Drawer** file cabinet • **Vulcan** Safe & Lock Co. safe • **Elephant** mirror & wall scone combo • **Christmas** decorations • **Set** of "The Ameri-can Peoples Encyclopedia" • **Many** old bowl-ing trophies • **Several** old Furniture Project pieces - some antique

APPLIANCES, ELECTRONICS

Maytag refrigerator • **Speed** King wash-er & dryer • **Old** Cold Spot chest style deep freeze • **Sharp** carousel microwave • **Black** & Decker toaster oven • **Lean** Mean Grilling Machine • **Black** & Decker quick & easy food processor • **Sharp** carousel microwave • **RCA** Colortrack console color TV • **Panasonic** PV-8400 VCR • **Panasonic** TV • **Curtis** Mathis VCR • **Brocksonic** flat screen TV

ANTIQUES & COLLECTIBLES

Antique lamp • **Antique** wooden baby crib • **Antique** child's vinyl retro rocker chair • **Old** antique steamer trunk • **Old** cast iron plant stand • **Old** metal pie carrier • **Old** milk bot-tles • **Old** wooden high chair • **2 old** crocks • **Assorted** mid-century retro furniture • **Ital-**ian Murano glass clown • **Antique** toy rubber cars • **3 Horse** miniature musical carousel • **Amish** Kraft brand assorted brass candle-stick holders • **Assorted** brass bell collection • **Brass** Irish setter • **Porcelain** doll • **Premier** doll clone • **Misc.** Dolls • **Old** army mess knife • **Assorted** costume jewelry - chains, bracelets, pins, earrings, necklaces, ladies watches • **Grabill** Bank barrel coin bank • **Assorted** Vera Bradley bags • **Assorted** hand-

made turned wooden bowls & chalices • **Golf** club set • **Bocce** ball set • **Old** Pepsi machine • **Bob** Knight autographed basketball • **Much** asstd. primitives • **Old** tools, some antique • **Large** Hornets nest • **Evinrude** Fisherman Boat motor • **Water** pump • **Several** small children's red stools • **Milking** stanchions • **Old** barn beams

WOODWORKING EQUIPMENT, LAWN & GARDEN, SHOP & HAND TOOLS

Craftsman Copy Craft spindle lathe • **Crafts-**man variable spd. wood lathe • **Darra** James table saw • **Ryobi** oscillating spindle sander • **Craftsman** radial arm saw • **Walker**-Turn-er planer • **Upright** belt sander • **Craftsman** band saw • **Delta** drill press • **B&E** mitre saw • **Craftsman** dual bench grinder • **Wood** clamps • **Wood** chisels • **Wood** work benches • **Prentiss** Bull Dog vise • **Very** large vise • **As-**std. hand & power tools • **Budcitt** chain hoist • **Lincoln** AC 225 amp welder • **Toro** 15-44 HXL riding mower • **Picnic** table • **Iron** lawn furniture • **Concrete** lawn pieces • **Small** metal wind mill • **Large** stainless oiler tub • **Barrel** pump • **Metal** shelving • **Lawn** & gar-den hand tools • **2 wheel** trailers • **Old** pony sulky • **Small** pony saddle • **Old** flat rack wag-on • **Roll** farm fence • **14 Piece** combination end wrench set • **Misc.** assorted hand tools • **Craftsman** 2.75hp 12 gal. shop vac • **Very** large amount of misc. wood stock, wood scraps, project pieces • **Scrap** metal

FIREARMS, TOOLS, & MEDICAL EQUIPMENT

Shotgun shell reloader • **Pair** of unmarked old single shot antique rifles • **Old** Shotgun • **Chaney** 300lb. stair lift • **Jazzy** brand Select Traveler electric scooter • **4 legged** alum. walker • **Folding** roller walker w/ built in seat & hand brakes



Large Estate AUCTION

17634 Lochner Rd., Spencerville, IN
(Located 1 mile north off of Hwy. 1)

2
Dates

Saturday, August 24
at 9:00 AM

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at 6:00 PM

Auctioneer's Note:

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2 AUCTION RINGS ON DAY OF SALE.
Lunch will be served!



REAL ESTATE: THURSDAY, AUGUST 29 • 6:00 PM

4 Bedroom, 2 Bath, 2 Story Home On 2 Acres.

HOME FEATURES:

- Kitchen with eat-in area
- Living Room with Built ins
- 2 Bedrooms Main Level, 2 Bedrooms Up
- 2 Full Baths
- Full Basement with finished area to include kitchen
- Gas Water Heat and Central Air
- Utility room with shower, sink, and toilet
- Lots of Storage in house
- Modern 2 Car detached garage with attic storage
- 30' x 60' Shop / Barn and 28' x 29' bank barn

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Open House to
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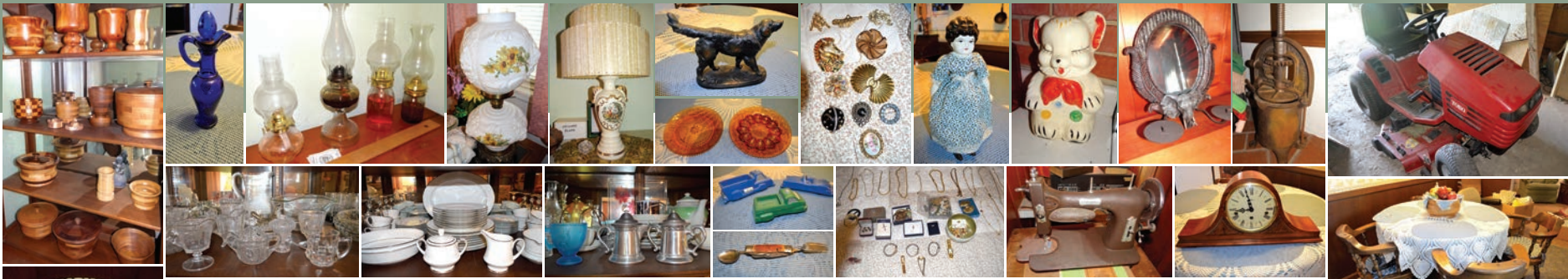


SELLER: ESTATE OF ELEANOR MILLER, GARY MILLER AND GLORIA SMITH, CO-EXECUTORS

AUCTIONEER:
JERRY EHLE

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

260-749-0445 • 866-340-0445
www.schraderfortwayne.com



PERSONAL PROPERTY: SATURDAY, AUGUST 24 • 9:00 AM

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