

# Real Estate & Personal Property AUCTION

3204 E 1100 N,  
OSSIAN, INDIANA  
WELLS COUNTY,  
JEFFERSON TOWNSHIP



950 North Liberty Dr., Columbia City, IN 46725

[www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com)

**800.659.9759**

**SALE MANAGERS:**

Gary Bailey • 800-659-9759

Gannon Troutner • 574-354-7822

phone: 260-244-7606 • 800-451-2709

email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

OCTOBER 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	29	30	31		



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## Real Estate & Personal Property AUCTION

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WELLS COUNTY, JEFFERSON TOWNSHIP

**OPEN HOUSES:**  
Monday, Sept. 16, 4-5:30  
Sunday, Sept. 22, 12-1:30  
Call the Sale Managers  
for Private Inspections.

Spacious Brick Ranch Home with  
Oversized 2 Car Garage on a  
Private 4.4± Acre Wooded Lot

### Thursday, October 17

REAL ESTATE - 6:00PM

PERSONAL PROPERTY - 4:00PM



Car • Automotive • Shop  
Lawn & Garden  
Household & Furnishings  
Primitives & Collectibles



# Real Estate & Personal Property AUCTION

3204 E 1100 N, OSSIAN, INDIANA

## Thursday, October 17

REAL ESTATE - 6:00PM • PERSONAL PROPERTY - 4:00PM

**Directions:** 3204 E 1100 N, Ossian, Indiana. On SR 1, South of I-469 and North of Ossian, to CR 1100N, turn East to home on Right.

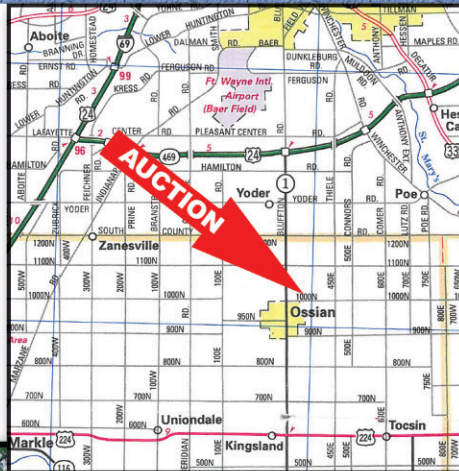
*Auction held on site.*

**Spacious Brick Ranch Home with Oversized 2 Car Garage on a Private 4.4± Acre Wooded Lot**  
Conveniently Located Near I-469

Spacious Brick Ranch Home on a 4.4± acre wooded lot with oversized 2 car garage & 1848± sf of living area on the main floor, with a 1620± sf basement. The main floor includes 3 Bedrooms, 2.5 Baths, Kitchen, Dining Area, Large Living Room with Fireplace. The basement features a large bar, fireplace with built in storage, spacious living area & ample storage. The home has a Bryant Legacy heat pump, 4" well, & water softener.

Parcel ID 90-02-10-200-015.000-008  
Taxes \$955.06/year (Tax amount includes part of a larger parcel).

Come bid your price on this conveniently located home on a private wooded lot.



**Owner: Elva M. Robinson**  
**AUCTION MANAGERS:**  
Gannon Troutner • 574-354-7822  
gannon@garybaileyauctions.com  
Gary Bailey • 800-659-9759  
gary@garybaileyauctions.com

**SCHRADER**  
Real Estate and Auction Company, Inc.  
**800.659.9759**  
**www.GaryBaileyAuctions.com**

WELLS COUNTY, JEFFERSON TOWNSHIP

### CAR/AUTOMOTIVE/SHOP/LAWN & GARDEN:

'05 Chevrolet Impala, sedan, 51,287mi., VIN # 2G1WF52E159202852 • Lincoln 225 Arc Welder • Propane torches • Tube tester • Front end car jack • Tire changer (old) • Battery charger • Spark plug cleaner, check & regap • Anvil/Vise • Staple gun • Drill • Hand belt sander • Bench top 5sp drill press • Jig Saw • Chain Saw sharpener • Hand saws • Misc. wrenches, sockets, screwdrivers & hammers • Reflectors & lights • Pipe threader • Spark plugs • Thomas paint sprayer • Black & Decker bench grinder • Sledge Hammer • 3/8" Drill • Wen Circular Saw 7 1/4" • 1/2" Shop Mate drill • Chicago 734 Air wrench • 4-1/2" Grinder Skil #9310 • Water Pump • Electrical leaf blower • Echo gas leaf blower • Yard Machines 3.75hp/22"cut push mower • 30' Aluminum extension ladder • 5' Aluminum ladder • Ladders • Fuel cans • Black & Decker electric hedge trimmer • Extension Cords • Murray push mower • Ramps • Chains • Leg traps • Come-A-Long • Garden Mark Whispering Reel Mower • Garden hose • Misc. Lawn tools • Precision seeder • Small pull behind lawn spreader • Lawn spreader • Wheel barrow • 2 Wheel cart • Shovels, rakes & hoes • Cooler • Appliance cart • Oil cans & funnels

### HOUSEHOLD & FURNISHINGS:

Frigidaire Gallery Commercial HD 14 cycle Washer • Frigidaire Gallery Commercial HD Electric Dryer • Frigidaire 18.2 c.f. Refrigerator (Note: Appliances to sell following Real Estate) • China Hutch • Drop Leaf Table • Chairs (6) • Hope Chest • Electric heaters • Mirror • Christmas décor • Rugs • 3 piece bedroom suite • Round table • Misc. lamps • End table • Couch & chair

### PRIMITIVES & COLLECTIBLES:

Cedar Chest • Motel chairs (2) • Silver King wash board • Sad Irons (3) • Adlake Kero Lanterns (2) • Nelson Brothers pump • Iron Kettle • Grey granite kettle • Insulators (5) • Blue jars (6) • Wood bolt action gun—made in England (old) • Columbia Model 617 Turntable • 45's records (20) • Conservo Pints Jars • Galvanized wash tub • Cultivator • Hat boxes & hats • Minnesota paints clock • Iron Kettle & stand • Shoe last • Oil can • Cross out saws • Buck saws • Broadhead Axe head • Lighting rod stands • Scythe • Log hook • Vintage games • Ice tongs • 7-Up Cooler



### TERMS AND CONDITIONS

**PROCEDURE:** There will be open bidding during the auction as determined by the auctioneer.  
**DOWN PAYMENT:** 5% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.  
**APPROVAL 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 price is subject to the seller's acceptance or rejection.  
**DEED:** Seller shall provide a Warranty deed.  
**EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase price.  
**CLOSING:** Closing shall take place 15 days after proof of merchantable title.

### POSSESSION:

At closing.  
**REAL ESTATE TAXES:** Pro-rate to day of closing.  
**SURVEY:** There shall be a new survey. Survey costs shall be shared 50:50 between Buyer and Seller.  
**EASEMENTS:** The sale of the property is subject to any and all easements of record.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information

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