

REAL ESTATE AUCTION TERMS AND CONDITIONS:
PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$2500 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.



CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

AUCTION MANAGER:

JERRY EHLE

260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123



Follow Us:



866.340.0445
EhleAuctions.com
SchradetFortWayne.com

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. The cost of the new survey, shall be split 50/50 between Buyer and Seller.
AGENCY: Schradet 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 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:
Items sold "as is." All sales final! Cash, Check, MasterCard/Visa. Not responsible for accidents.

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Personal Property
& Real Estate

FORT WAYNE, IN • ALLEN COUNTY

Auction 2 dates

FORT WAYNE, IN • ALLEN COUNTY

TRUCK • TOOLS • BOATS • FURNITURE
GLASSWARE • ANTIQUE RADIO & ELECTRONICS
FISHING TACKLE & LURES • VINTAGE CAMERAS

4 BEDROOM • 2 STORY • 1 ½ BATH HOME
40x60 BARN • 2 ACRES

Personal Property:
SATURDAY, NOVEMBER 30
10:00AM

Real Estate:
MONDAY, DECEMBER 2
6:00PM



Auction 2 dates

FORT WAYNE, IN • ALLEN COUNTY

3912 SMITH ROAD, FORT WAYNE
(Located just north off of Engle Road)

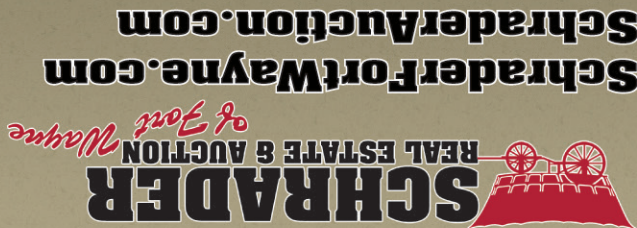
Personal Property:

SATURDAY, NOVEMBER 30
10:00AM

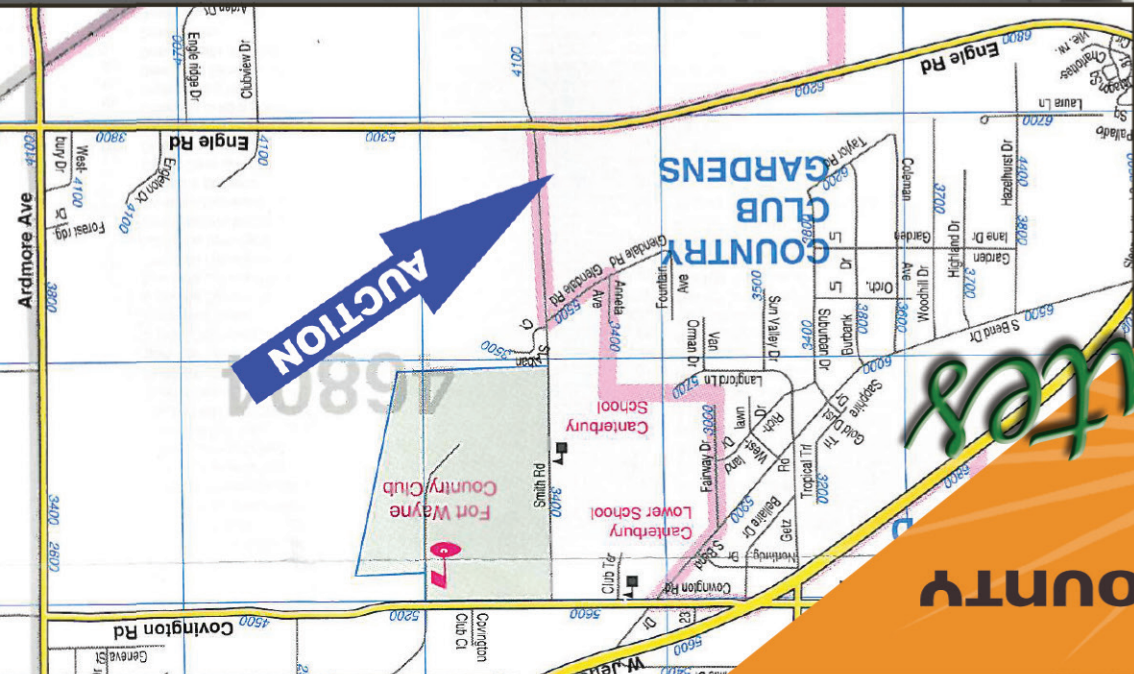
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TRUCK • TOOLS
BOATS • FURNITURE
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FISHING TACKLE & LURES
VINTAGE CAMERAS



FORT WAYNE, IN • ALLEN COUNTY

Auction 2 dates

AUCTION LOCATION: 3912 SMITH ROAD, FORT WAYNE
(Located just north off of Engle Road)

Personal Property: **SATURDAY, NOVEMBER 30 @ 10:00AM**

Real Estate: **MONDAY, DECEMBER 2 @ 6:00PM**

TRUCK: 1977 Ford F 250 Custom Pickup, ¾ ton, 450 Engine, Good Tires, Cap, New Complete Brake job including master cylinder, hoses, callipers • ONLY 62,462 miles – EXTRA CLEAN!!

ANTIQUE RADIOS & ELECTRONICS: Vintage GE Radios • (2) Bell RT 360 Reel to Reel Tape recorders • Magnavox Stereo Demonstrator Record player • Magnavox Turn table • U.S. Navy 1942 MK III Clinometer, Air Guide Nautical compass • Scuba Dive Regulator • B&T Bonder Tongue UHF radio • Cathode Ray Oscillograph • (2) Oscilloscopes • Genometer • Volt meters • Fluke 77 multi-meter • Paco am-fm tuner • Elco Signal tracer • (2) Paco Batter eliminators • Asstd boxes of stereo & tv tubes • Stereo speakers • Microphones • Realistic 8 Track player • Craig 8 Track player • 8 Track tapes- vintage 1980s Country • Coronado Electric fan • Magnavox Transistor radio • Old tube speakers • (1) Atwater Kent External speaker • Old Victrola speaker • Parts & Tubes • Philco table top tube radio model 40-150 • Old radios in various stages of repair • Motorola 67L11 AM Radio in case with cover • Vintage Cal Rad Crystal microphone • Misc. radio service manuals • B&K Model 850 color analyst • Large Internal speakers • Asstd TV & radio repair devices • Vintage Crosley, Motorola, & Philco service manuals • Sam's Photofact folders • Radio engineers service schematics #3 to 600's • 1950's & 1960's TV Technician Circuit Digest

WATERCRAFT, BOAT MOTORS & FISHING RELATED ITEMS: 1968 Cruiser's 22' cabin cruiser with Mercury 1350 135 HP OB motor & tandem axle trailer • 14' aluminum fishing boat with Fastwin Evinrude OB boat motor & trailer • 14' & 12' aluminum fishing boats • Gamefisher 7.5 HP OB boat motor • Scott Fishing OB boat motor • Chrysler 9.9 HP OB boat motor • Chrysler 50 HP OB boat motor • Evinrude Fisherman 5.5 HP OB boat motor • Johnson 9.5 HP OB boat motor • Pair of Bumble Bee gas powered OB motors • Minn Kota trolling motor • Plueger trolling motor

FISHING TACKLE: New in box Lowrance X-15A Sonar Fish finder • Lowrance Fish Lo-k-tor • Uniden Depth sounder • Penn Reel No. 209 fishing reel • (2) Olympic 540 fishing reels • Many fishing rods (some bamboo) • Fishing lures (some new in packages) • Minnow buckets, landing nets, fish baskets, rope & straps • (2) Rivera Deep Troller fishing rigs • Car top boat carrier • Zebco Sterling 7025 Spinning Reel • Hurricane 356 Deep Sea Reel • Zebco 33 Reel in box • Asstd. Fishing reels • Asstd. Fishing rods • Asstd. Lures – some old, some new • Asstd. Fillet knives • Plano Extra large tackle box • Asstd. Tackle boxes & misc. tackle, lures • Artificial baits, some new • Much new fishing line • Much Cortland 30lb Fishing line • Dozens of new hook sharpeners • Chest Waders • Camping Kerosene heater • (2) Coleman Camp Stoves

VINTAGE CAMERAS & COLLECTIBLES: Kodak Model J66 Polaroid Land camera • Kalart Speed Flash • Sony DVR camera • EK6 Instamatic • Olympus Pen camera • Kodak G20 camera • Polaroid

Sun 600 LMS camera • Clix 120 camera in box • Bentley wx3 35mm camera • Big Little Books – Little Orphan Annie, Tarzan, Texas Ranger, Dan Dunns, Buffalo Bill, Tailsipin Tommy • Art deco panther planter • Antique shaving set • Happy Days metal bank • Dresser set • Pill tin • Badminton set • Carrom board • Dart board • Misc. old luggage • Old buttons • 45 & 78 Records • Oil lamps • Misc. Board games • Bulls Eye TV game • Jarts • Louisville Slugger bat • Metal Volvo Penta Service Repair sign • Chatillon 30lb platform scales

FURNITURE, HOUSEHOLD, GLASSWARE, COLLECTIBLES: Duncan Phyfe Table & chairs & matching china hutch • Waterfall Bed with matching Vanity with mirror • Upholstered recliner • Sofa • End tables • Lamps - some vintage • Pine desk • Magnavox Console stereo & turn table • Book case • Inlaid turned 6 legged table • Good Housekeeping sewing machine • Full size bed with matching chest • Steel case desk & chair • 4 & 5 drwr. File cabinets • Magazine rack • Riccar Commercial Vacuum • Optimus Concert Mate 970 Electronic piano • Asstd. pressed glass • Custards • Tooth picks • Cruets • Set of Chateau Hand Painted Stoneware • Microwave cart • Pressure cooker • Microwave • GE 15.6 cu feet refrigerator • Westinghouse electric range • (2) Whirlpool heavy duty washers • Estate electric dryer • Motorcycle helmets • Blankets, Pillows & Linens • Paper shredder • Smith Corona Elect Typewriter & stand • Schwinn Air Dyne bike • Lifestyle Cardio Exercise bike • Asstd. small kitchen appliances • Asstd. Housewares & dishes • Kitchen serving ware • Pots & pans • Home décor • Wall pictures • Wheel chair • 100s of new knife sharpeners • Bissell sweeper • Crock bowl • 6 Gal crock • Pyrex & Casserole & Baking dishes • Prulun color ware • Cast iron skillets • Small assortment of coins – 1941 & 1943 Washington Quarters, (1) Buffalo nickel, Asstd. Wheat pennies, Asstd. 1930 & 1940 nickels • Antique ice tongs • Antique Nesco Deluxe oil heater • Antique No. 54 cast iron stove • Antique buck saw • Antique floor model radio • Antique Emerson fan with metal cage • Vintage black rotary phone • Cast iron dinner bell

LAWN, GARDEN & OUTDOOR ITEMS: Cub Cadet Commercial M50S 50" cut zero turn mower with Koehler Command 23 HP engine, 192 hours • Sears riding mower & 3.5' snowblade • Lawnboy 8243AE electric start 22" cut push mower • Whites 3.5 HP 22" cut push mower • Agri-Fab 38" lawn sweeper • S Roticut 5 HP Briggs & Stratton front tine tiller • Clinton 3.5 HP front tine tiller • Craftsman lawn roller • Weed Eater 20" 4 HP gas weed trimmer • Electric & gas weed eaters • Scotts lawn spreader • Greenfield lawn spreader • Radio lawn cart • Many yard tools; shovels, rakes, axes, etc. • McCulloch 35 heavy duty chainsaw • Several aluminum extension & wood step ladders • Wheel barrows • (2) steel wheel single bottom garden cultivators • Old slip scoops • Sycle bar mower • old 2 bottom plow • walking plow • Toro 524 snow blower • Topflite 20 5.2 cu.in. snow

blower • Pair of 100 lb. tractor wheel weights • Old Ford tractor parts • Picnic table • Scrap iron & steel elevator weights • log chains • Wood porch swing • Electric hedge trimmers • Cement bird bath • Miscellaneous lumber • Fi-Shock 250 bug killer in box • Fiesta gas grill • Clay pigeons • Coleman 80 qt. green cooler (IOB) • Signature electric 6 qt ice cream freezer • Child's Radio Flyer 80 & 90 red wagons • Insulated hunting coats • Pair folding camp chairs • (2) sleeping bags • Gun reloading equipment • Lymon powder measurer • Lee Target model loader – new in box

TOOLS & SHOP ITEMS: Ryobi 10" surface planer • Central Machinery variable speed 12" band saw • Portable generator with 3.5 HP Briggs & Stratton motor • Carolina HD10 heavy duty metal band saw • Carolina 60,000 lb. heavy duty press • Carolina 5,000 lb. shopand engine hoist • Craftsman radial arm saw • Craftsman 150 bench drill press • Coats Powerman 990 tire changer • (2) blacksmith forges & (1) blacksmith hand crank forge blower on pedestal • Blacksmith forging anvil • ETQ power gasoline GP3C water pump w/ siphon & discharge hoses • Oxygen & acetylene torch set with tanks, cart, gauges & torch • Sears heavy duty 40/2 200 battery charger & starter • 4 pairs of jack stands • old Martin pipe bender • C-clamps • Pliers • Wrenches • Screwdrivers • Pipe cutters • Pipe wrenches • Grease guns • Hammers • Hatchets • tin snips • Miscellaneous small hand tools • Kennedy 520 2 drawer top tool box • Kennedy 6 drawer tool box on rollers • Craftsman miter vise • Craftsman shaper & molding fence • Craftsman 45 degree miter Cut-N-Clamp set • Craftsman kromedged radial & bench saw molding set • Bottle jacks • Craftsman tool box • Craftsman dual motion sander • Electric paint shaker • Heavy duty bench vise • Electro airless paint gun in box • 2 wheel carts • 4 wheel moving dolly • 3 creepers • 1 ½ ton floor jack • Antique 7' woodworker's bench • Old Surge vacuum pump • Many various size gas & kerosene cans • Truck hitch & various size balls • (4) Dorman Products 4 drawer hardware organizers • Many boxes of hardware; nuts, bolts, screws, nails, etc. • Black & Decker Workmate stand • Wabash solid state battery chargers • Stainless steel table • Car ramps • Fairbanks Morse 41-3132 1,000 lb. platform scales • Various size & brand truck tires • 1981 Olds service manuals • New sump pump • Electric motor • Box of Steel calibration balls • Sandblaster • runner sled • Sears air compressor • Huskee 12 gallon ½ HP air compressor • Chicago reciprocating saw • Chicago electric 4 ½" angle grinder • Zephyr ½" drill • (2) Shopcraft 3/8" electric drill • Black & Decker 3/8" electric drill • Speedway ¼" electric drill • Electrician tool kit • Manual stapler • Wen wet sharpener • Dayton engraver • Sabre jigsaws • Black & Decker jigsaw • Fairchild 7" circular saw • Black & Decker circular saw • Propane torch kit • Parts washer tub • Heavy duty choker cable • Trailer hitch • cement mixer • Coleman generator • Coleman catalytic heater • manual tire changer • Tire balancer



**2 ACRES
4 BEDROOM
2 STORY
1 ½ BATH HOME
40x60 BARN**

FEATURES:

- Kitchen, Living Room and Dining Room
- 4 Bedrooms upstairs, 3 w/ hardwood floors
- Hand crafted kitchen cabinets • Hardwood floors upstairs and down • New vinyl siding
- New Replacement Windows
- Full Basement w/ 12" thick concrete floor
- Gas Forced Air Furnace w/ central air and heat pump
- Updated Electric • 40 x 60 Pacemaker Building w/ Concrete Floor and 200 amp and 220 Service
- Asphalt Drive

Annual Taxes: \$1800 with exemptions

OPEN HOUSE
TO PREVIEW THE REAL ESTATE:
SUNDAY, NOVEMBER 10
2 – 4PM
OR CALL OFFICE FOR
PRIVATE SHOWING!



SELLER: Dale Guerin

AUCTIONEER: JERRY EHLE

260-749-0445 • 866-340-0445



SchraderFortWayne.com
SchraderAuction.com



PREVIEW
THE PERSONAL PROPERTY:
FRIDAY, NOVEMBER 29
9 – 5PM

AUCTIONEER'S NOTE: Mr. Guerin was in engineering at Magnavox in Fort Wayne. He has collected some very interesting old Electronics and Radio equipment. He was also the owner of AUBURN MARINE AND TACKLE in AUBURN, IN and has a varied assortment of fishing tackle. Mr. Guerin also had a large assortment of shop and hand tools in the large barn. This sale will have two auction rings going most of the day. Plan on attending and dress warm as most of sale will be in barn and outdoors!
Parking along Smith Road only.