

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral

DOWN PAYMENT: \$2500 down payment to be made on the day of auction, immediately following the 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 bid- ding 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 property is selling subject to the seller's acceptance or rejection of the highest bid.

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 Representatives 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 shall be prorated 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 split 50/50 between the 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 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.

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne

CORPORATE HEADQUARTERS

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

SALE MANAGER: JARED SIPE

260-750-1553 | 866-340-0445

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DECEMBER 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				

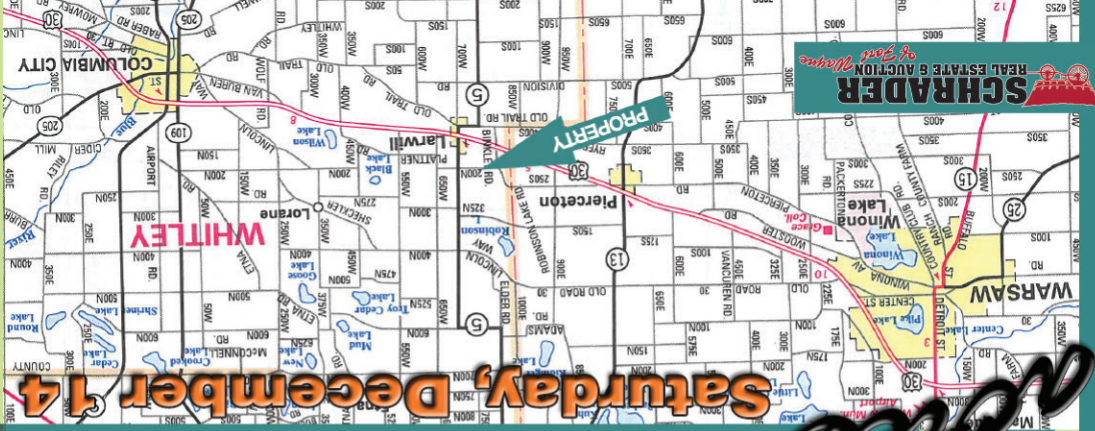
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1st AUCTION

Real Estate & Personal Property

JOHN HICKS ESTATE

Saturday, December 14



Personal Property - 10am
Real Estate - 1pm

- 2 Story Country Home • 3 Bedrooms
- 1 Full Bath • 1,530 Sq. Ft.
- Partial Basement • 3 Outbuildings
- Tools & Shop Items • Lawn, Garden,
- Primitive Farm Equipment & Outdoor Items
- Bee Keeper Equipment & Honeybee Decor
- Watercraft & Fishing Related Items
- Antiques, Clocks, Furniture & Household Items

LARWILL, IN

1st AUCTION

Real Estate & Personal Property

LARWILL, IN



LARWILL, IN

Real Estate & Personal Property

AUCTION

Saturday, December 14

Personal Property - 10am • Real Estate - 1pm



LOCATION: 7524 W. 200 N. Larwill, IN 46764

DIRECTIONS: Take U.S. 30 west to Larwill, turn North on to S.R. 5 & take to first County Rd. (200 N.) and turn west (left) to auction site.

**2 STORY COUNTRY HOME • 3 BEDROOMS • 1 FULL BATHROOM • 1,530 SQ. FT. • PARTIAL BASEMENT
3 OUTBUILDINGS • 4 ACRES**

• Original hardwood casings, trim, and panel doors • Geothermal heat and cooling • Eat-in kitchen • Formal dining room • Family room • Enclosed front porch • 4 acres with mature hardwoods and pines • Well and septic system • 32'x40' pole barn with concrete floors, electrical, metal roof/side, and sliding doors • 24'x30' workshop with concrete floors, electrical, vinyl side, shingle roof, and finished interior • 22'x25' concrete block 2 car detached garage • 2012 pay 2013 taxes: \$2,005.96 (homestead and geothermal deductions)



TOOLS & SHOP ITEMS: Coleman Powermate 4000 watt generator w/ 8 HP Briggs/Stratton engine • Shop Smith Mark V multi-purpose tool • Shop Smith drill press & jigsaw att. • Craftsman 6" disc sander/polisher • Clarke Woodworker BT1019 1" belt sander • Wagner Paint Crew 770 Superior House painting tool • Rigid 284015 1/2" battery drill w/ 2 batteries & charger in case • B & D CD140G drill • Super Tough 12v drill • Craftsman planer • Elec. stapler • Skil sabre saw • Makita battery drill, flashlight, 1 battery & charger in case • Makita 3/8 drill • Elec. air compressor • John Oster power drill • jigsaw & metal stand • B & D 1 1/4 HP router • Router bit kits • Pipe clamps • C-clamps • Hammers • Makita 10" miter saw • Saw blades • Misc small hand tools & tool boxes • Craftsman 9 drawer tool box • 20"x30" Allen metal tool cabinet on rollers • 3 tiered steel rolling tool cart • Craftsman shop vac • Laser level • 7 pc stubby wrench set • 5" heavy duty vise • 4" littletown vise • Set of lathe chisels • Pipe wrenches • Antique 30" wood plane • 2 ton floor jack • Machinery foot jack • Heavy chain binder • Cable hoist work platform • (2) dolly • Duo-Fast coil nailer • Craftsman 10" radial arm saw • Jack stands • Wood shelving • Single drawer cabinet • Wood ladders • Wood painter's pick/plank • (3) grease cans w/ pumps • Tire chains • (2) hydraulic cylinders • Wisconsin vertical engine • Misc car parts, belts, fuses & hoses • 6 pc Starrett jeweler's screwdrivers • Tires • 12" stainless steel workbench • Homemade steel cut-off saw & 9" grinder • Misc pipe fittings • Brass thread pipe parts • Misc Elec. boxes & lights • Reece hitch parts • Rear pickup truck bumper

LAWN, GARDEN, PRIMITIVE FARM EQUIPMENT & OUTDOOR ITEMS: Yard Machines 5.5 HP chipper/shredder • Rear tine 18" tiller • Briggs 24" 8 HP tiller • Montgomery Ward 18" rear tine tiller • 18" Olympic chainsaw • Remington Elec. chainsaw • Chainsaw blades • HWI power reverse tiller • Sears tiller • Troy Bilt tiller • Simplicity 6516 hydrostatic riding mower • Bolens 1402 Eliminator tractor • Simplicity Baron-S 34/45 riding mower • Simplicity 7014 tractor frame • 3 pt hitch pull-type mower deck • Woods 59" mower deck • Bolens 54" mower deck • Craftsman 3.5 HP gas edger • Gas weed eaters • Pull lawn collection box • Lawn sweeper • Fiberglass garden cart • Yard tools • Antique 8'3" hitch field cultivator • Antique steel wheeled hay rake • Antique front end loader for old tractor • 11" pull-type hydraulic disc w/ cylinder • Scrap steel, blades, plow, axles, wheels & sickle bars • Galvanized rooftop ventilator w/ weather vane • 4'x9" indust. steel frame wood plank bed freight dolly w/ steel spoke wheels • 4'x8" indust. steel freight dolly • 2'x4' wood garden trailer • 5'x7' flatbed single axle util. trailer • (3) tractor tires • 17" camping trailer (scrap) • Wooden apple crates • Motor scooter frame • Coleman lanterns • (2) garden walking cultivators • Bicycles • Blue car top police light • (3) motorcycle helmets

WATERCRAFT & FISHING RELATED ITEMS: 1972 7'x24' Aqua Patio pontoon boat w/ Mercury 50 HP o/b motor • 17' speedboat w/ 80 HP Mercury o/b motor & EX Loader trailer • Evinrude Fisherman 5.5 HP o/b boat motor • Vintage U.S. Marine model 42F7A o/b boat motor • (3) O/B motor gas tanks • Shakespeare trolling motor w/ 20" thrust • Penn Reels 4000 Power Graph reel in box • Interphase 20/20 fish finder • Misc fishing poles, reels, tackle boxes & tackle

ANTIQUES, CLOCKS, FURNITURE & HOUSEHOLD ITEMS: Antique round pedestal table • Antique Mahogany dining table • (3) antique T-back chairs • Pair leather seat antique chairs • Antique wood plant stand • Antique serpentine fr. 4 dr dresser w/ mirror • Antique full size beds • Antique wood trunk • Antique 4 dr dresser w/ mirror • Antique armoire w/ 5 dr & large dr • Antique cabinet base & tops • Antique Junghans Germany Mantle clock • Hammond mantle clocks • Antique kitchen clock • Antique New Haven wall clock • Daniel Dakota Grandfather clock • Ridgeway Grandfather clock • Seth Thomas Grandfather clock • Hammond Grandfather clock • Antique Seth Thomas clock • Antique Williams L. Gilbert mantle clock • Other antique clock cases & clocks that need repairs • (3) cuckoo clocks & parts • Anniversary clock • Vintage Double Drink Cola metal thermometer • Vintage 6' tall metal Mail Pouch Tobacco thermometer sign • Vintage Maxwell House coffee thermometer • Antique lead glass window • Antique well pump • Antique Westinghouse fan • Antique 10 gallon Pepsi can • Antique Hanson 200 lb. hanging scale • Antique chrome car horn • Antique metal tractor seat • Antique Ford & Farmall pedal tractors • Child's sleds & wagon • Misc figurines & home decor items • Table lamps • Ceramic pitcher & bowl • Chalk pig statue • Avon bottles • Granite pots & Presto pressure cooker • Oak frame mirror • Computer desk • End table • TV stand • Wood kitchen chairs • 3-shelf bookcase & misc books • Retro orange hassock • Small wood bench • Kneehole desk • 7 dr dresser • Live IT 123 B 37" sound bar • Sharp tube TV • Collectible Coke bottles • Console sewing machine • Shelving unit • Baby crib • Elk brass trumpet in case • Springfield thermometer • Metal desk • (2) office chairs



**OPEN HOUSE
DECEMBER 1ST • 2-4 PM**

Auctioneer's Note: Mr. Hicks also owned a place in Florida. There are many tools, garage items, furniture pieces, clocks, household items & many other surprises not listed. These items were unable to be inventoried and photographed. Please be sure to attend, as there will be many more items than what is listed.

SchraderFortWayne.com • SchraderAuction.com • 866-340-0445

OWNER: John Hicks Estate; Katrina Reynolds
& Jennifer Warner, Personal Representatives

SALE MANAGER: Jared Sipe
260-750-1553 • 866-340-0445

