



REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 tracts, and combination of the tracts as permitted by Swing Tract rules. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.

DOWN PAYMENT: 10% down payment on all tracts on the day of auction with the balance in cash at closing. The down payment may be made in the form of 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: All successful bidders will be required to enter into purchase agreements at the auction's site immediately following the close of the auction. All final bid prices are 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 Warranty Deed(s).

EASEMENTS: Buyer(s) shall sign a declaration of easement which will be recorded as Addendum B providing for drainage easement rights. A copy of the declaration of easement

is available from auction office.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing, and subject to any of tenant farmer's crops.

REAL ESTATE TAXES: The Real Estate taxes shall be pro-rated to the day of closing.

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where the tract divisions in this auction create new boundaries. Solely the Seller shall determine any need for a new survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, 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, LLC

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Fort Wayne, IN 46815
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#AC63001504, #AU19300123

Auction Manager:
Jerry Ehle

AUCTION

JUNE 2014						
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					



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SCHRADER CORPORATE OFFICES
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800-451-2709 • 260-244-7606 • SchraderAuction.com

SchraderFortWayne.com
EhleAuctions.com

AUCTION

Saturday, June 14 • 9 AM
7137 County Road 19, Auburn, IN

REAL ESTATE SELLS AT NOON ON SITE
HOME, BARNs,
40 ACRES • DEKALB COUNTY
OFFERED IN 4 TRACTS OR COMBINATIONS

PERSONAL PROPERTY SELLS AT 9 AM

- Tractor
- Small Implements
- Tools
- Antiques & Collectibles
- Furniture





AUCTION

Saturday, June 14

7137 COUNTY ROAD 19, AUBURN, IN

(Located just south off C. R. 68 and just west of I-69)



PERSONAL PROPERTY TO SELL @ 9AM

TRACTOR, IMPLEMENTS & TOOLS, LAWN & GARDEN:

1972 Ford 4000 SU Gas Tractor, 5786 hrs., rubber fair, PTO & 3 point, good paint • Ford 101 3 bottom plow • Ford 7 ft. grader blade • Ford sickle bar mower • John Deere H 1300 8 ft. disc • 6 ft. rotary mower • 2 section spike drag • 2 wheel trailer with sideboards • Small clean out auger • Simplicity Regent 4111 riding mower • Wheel barrow • Poulan 295 Pro chain saw • Lawn Chief push mower • Scotts push spreader • Small 2 HP garden tiller • (8) tractor weights • Skil circular saw • Assorted garden & hand tools • Asstd. hardware, bolts, fasteners • Pipe & pipe wrenches • Garden sprayers • Post driver • Post hole digger • Axes • Sledge • Step ladders • Buck-

ets • Lawn chairs • Tomato cages • Old wooden boxes • Old lumber • Mole trap • Garden hose • Water line • Guide wire cable • Asstd. chains & cables • Wood saw horses • Asstd. tires • Tractor muffler • Fuel cans & barrels • Old sprayer pump & 18' boom • Craftsman 3/8 drill

ANTIQUES & COLLECTIBLES:

Walt Lampe Sand & Gravel Auburn thermometer • Garden plow • Old large wooden boxes from Germany • 3 wood chicken crates • Child's red wagon • (2) square galvanized tubs • Asstd. primitive tools • Universal household scale • Cast iron cake mold • Antique oak lamp table • Oak project dresser • Antique child's bed • Zenith Cobra radio - turntable in cabinet • Zenith console stereo - turntable • Asstd. 33

records • GE Telechron electric clock • Damascus treadle sewing machine • Hull Art 9-10 1/2" vase • Toy Western Special Locomotive in box, with puffing noise, whistle, & flashing light, #1018 of 7791 • Sears auto road racer set in box • Old Germany early 1900s books • Small amount old Christmas • Ball canning jars • Antique pressure cooker • Canner • (2) 2 gallon crocks • Old wood picket fencing • (8) Fire King white dishes • (4) Syracuse china cups • Cuba vase • (2) Pyrex mixing bowls • Pyrex baking dishes • Pr. suede swivel rockers • Set of World Book & Britannica encyclopedias • Wolf & Dessauer hat box • Bookcase headboard bed • Small metal printed box • Pr. matching twin beds • Quilts • Pr. matching hobnail dresser lamps • Child's 4 drawer chest • Small oak shelf • Aluminum glider • Small child's chair • Old Santa Claus cookie jar • Wahl "Solid Shall" clipper & attachments • Montgomery Ward's Westernfield water jug

FURNITURE, APPLIANCES, & HOUSE WARES:
 Kenmore refrigerator • Kenmore washer • Lady Kenmore electric dryer • Sharp microwave • Roasting & baking pans • Bissell bagless 12 A vacuum • Elect. skillet • Asstd. etched stemware • Asstd. glassware & cook ware • Kitchen utensils • Blankets & bedspreads • Samsonite card table & chairs • Aiwa tape, radio, cd player • Metal frame picnic table



SOIL TYPES	
Symbol	Soil Name
GnB2	Glynwood loam
Pe	Pewamo silty clay
MrC3	Morley silty clay loam
Hw	Houghton muck, drained
MoD2	Morley silt loam
BaB2	Blount silt loam
BaA	Blount silt loam

HOME, BARN, 40 ACRES

OPEN HOUSE TO PREVIEW THE REAL ESTATE: Sunday, May 18, 2 - 4PM or call office for private appointment!

REAL ESTATE TO SELL @ 12:00 PM



TRACT 1: 2 Story 3 Bedroom, 2 Bath Farm house with Barns on 2 Acres.

Home features a spacious country kitchen with excellent cupboards and lots of storage! Dishwasher and Range sell with home! Large front living room with built in bookshelves! Bedroom on the main level and 2 very large bedrooms upstairs! Full bath on each level! Full Basement with utilities! Large garden area plus many perennials growing! Included are two barns: 34 x 60 metal barn with all concrete and electricity. Double 12 x 12 sliding doors. Plus the 20 x 35 Grainery / Stall barn with drive thru lean to and corn crib.

TRACT 2: 11± Tillable Acres.

This tract offers nearly 400 ft. of road frontage and runs back over 800 ft. deep. The terrain rolls up and would be a potential building site offering a walk out site to the back. Soils are mostly Glynwood loam on this tract.

TRACT 3: SWING TRACT, 9± Tillable Acres.

This tract contains the swale that goes through the property but also offers a rolling terrain for a scenic elevated site with walk-out potential. It can be purchased either in combination with Tract 2 for added acreage for farming or add to Tract 4 for wildlife forage. Combine 1, 2, and 3 for a complete 22 acre mini farm

TRACT 4: 18± Wooded & Wetlands Acres.

ATTENTION HUNTERS!! This is a heavily traveled deer property! Potential DNR pond for ducks & geese! This tract has a 25' owned access and offers an elevated wooded area that overlooks and forms a bowl around the wetlands area in the middle. Mixtures of hardwoods in the wooded areas! This would offer an outstanding recreation area for any homes built on the front tracts! Combine all 4 tracts for a complete 40 acre mini farm and recreation area!!

SELLER: ANNA LOUISE SELLKE
 AUCTIONEER: JERRY EHLE



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 www.schraderfortwayne.com