

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709
e-mail: auctions@schraderauction.com

#AC63001504 #AU01005815 #AU10100080

JULY 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	31		



Follow us on:

www.SchraderAuction.com

REAL ESTATE & PERSONAL PROPERTY AUCTION
310 N. Shinneman Drive, Columbia City, IN

Real Estate Auction Terms & Conditions

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$1500 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.
DEED: Seller shall provide a Warranty 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 only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
AGENCY: Schrader Real Estate & Auction Co. 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.

Columbia City, IN • Whitley County

REAL ESTATE & PERSONAL PROPERTY



- Ranch Home with Limestone Front, Attached Garage, Large Screened-in Porch
- Collectibles & Glass
- Furniture & Household
- Clocks, Books, Pictures, Frames, Prints
- Tools & Outdoors
- Bass Boat

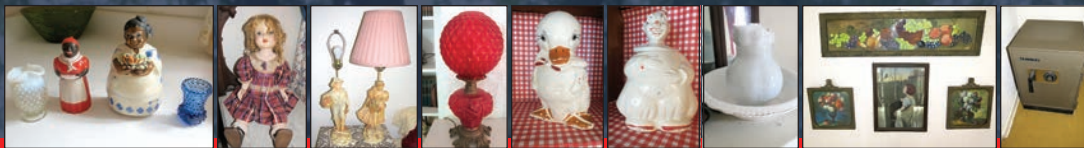


SCHRADER
Real Estate and Auction Company, Inc.

AUCTION

Saturday, July 19

10:00AM PERSONAL PROPERTY
12:30PM REAL ESTATE



PERSONAL PROPERTY SELLS AT 10:00 AM



COLLECTIBLES & GLASS: Hull • Roseville • 2-gal. Uhl crock w/ wood handles • 2-clear glass pedestal cakes (nice) • **Fireking** dishes • **Depression** glass (pink) • **ruby glass** • **clear glass** • **milk glass** spice jars • **brown milk pitcher** • **milk can** • **several** cookie jars: McCoy, Hull (ducks), Aunt Jemima-style, clown, & more • **Aunt Jemima-style** syrup & stringer • **misc.** salt & pepper • **copper** candle sticks • **check** candle stick • **Art Nouveau** • **pitcher** & bowl • **cast-iron** dog door-stop & other figures • **48-star** flag • **coffee** grinder • **coral-colored** 1½' x 3½' neon sign for Antiques & Flowers • **old** vinyl records • **Bronson** singing electric guitar • **paper** weights • **costume** jewelry • & more



FURNITURE: Brown power lift chair • earth-tone sofa • floral couch • matching brown recliners • glass-front step-back antique cupboard • oak dresser • marbled-top walnut/oak ornate dresser & mirror • white cupboard/desk • very rare & unique wicker items: rockers, tea cart, Eifel Tower lamp • cane-bottom rocker • cane-bottom child's combination rocker/highchair (very unique) • antique Victorian ornate drum chair • 4-Tell City rose back chairs • 2-ice-cream tables & chairs • East Lake lamp table • cast-iron lamp w/ dome shade • stagecoach lamp • pair of early decorative lamps marked M.A.C. • Gone With the Wind lamps • floor lamps • large beveled mirrors • old wood radio • trunk • older bird cage w/ stand • iron plant stand • wood plant stand • wood easel • older chandelier • wooden medicine cabinet • wooden game table • sewing machines • Irving player piano & lots of piano mu-



sic rolls • Meilink combination floor safe • & more
CLOCKS: Many unique clocks including mantle, wall, anniversary, miniatures, kitchen clocks • ball bearing clock parts

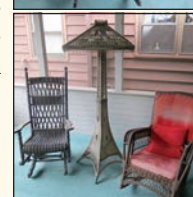
BOOKS: Several early books: Gone with the Wind - 1936 & 1937 copyrights (not 1st edition), Old Man in the Sea, 1911 Infantry Drills, 1957 Rand McNally Atlas, Titanic, history, poetry, many more • several early children's books: Alice in Wonderland, Black Beauty, Return of Tarzan (1915), old readers, many more

PICTURES, FRAMES, & PRINTS: Henry Garland, engraved print w/ decorative frame • 4-Ben Baker oil paintings • H. Ecouen oil painting w/ ornate frame • lithographs • early American silk tapestry • very nice assortment of pictures & frames

HOUSEHOLD: Kenmore washer & dryer • microwave • small appliances • toaster • kitchen utensils • cookware • bake ware • Pyrex • refrigerator dishes • misc. kitchen items • bedding, sheets, pillows • walker • shower chair • asstd. Christmas (some vintage) • fans • space heater • binoculars • & more

TOOLS & OUTDOORS: Craftsman weed eaters • Alltrade small air compressor • 16' alum. ext. ladder • Craftsman cordless drill • saws • bottle jacks • ext. cords • assorted hand & yard tools • tackle box & fishing lures • golf clubs • 12-speed bike • large tent • camp stoves • & more

BOAT: 1986 Ranger R21-EC 17' bass boat w/ fish finder - sells w/ 150 HP Johnson outboard motor (needs work), trolling motor, & Ranger Trail trailer



REAL ESTATE & PERSONAL PROPERTY AUCTION

Saturday, July 19

310 N. Shinneman Drive, Columbia City, IN 46725

DIRECTIONS: From US-30 west of Columbia City, turn south at automatic signal onto Lincolnway for .2 mile to Park St. Turn east & travel .7 mile to Shinneman Dr. & turn left. Home is located on corner of Shinneman Dr. & Park Dr. From Van Buren St. west of downtown Columbia City, turn north on Oak St. & travel .1 mile to Park St. Turn left & travel short distance to Shinneman Dr. Turn right. Home is on the corner of Shinneman Dr. & Park Dr.

REAL ESTATE SELLS AT 12:30 PM



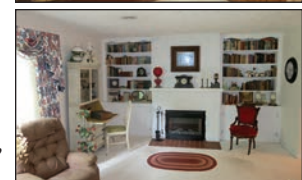
OPEN HOUSES:
SUNDAY, JUNE 29, 2-4 PM &
TUESDAY, JULY 1, 5-7 PM
For private showing, contact
Dale Evans at 260-894-0458

RANCH HOME WITH LIMESTONE FRONT, ATTACHED GARAGE, & LARGE SCREENED-IN PORCH

- Corner lot in quiet neighborhood
- Conveniently located near shopping & Whitley County Fairgrounds
- Mature trees, beautiful landscaping, & large storage shed
- 2 bedrooms, 1½ baths, eat-in kitchen, dining room, living room, & family room
- Spacious rooms and lots of storage
- Central air, electric fireplace insert, and natural gas furnace and water heater

Room Dimensions:

Living room... 26'x13'	Laundry/
Family room... 20'x18'	½ bath..... 10'x7'
Dining room... 12'x9'	Screened
Kitchen..... 15'x10'	porch..... 15'x13'
Bedroom 1..... 15'x14'	Foyer..... 7'x5'
Bedroom 2..... 15'x10'	Garage..... 21'x17'
Master bath..... 11'x7'	



OWNER: CAROLYN ROY

Auction Manager: Dale Evans



260-244-7606

800-451-2709

SchraderAuction.com