

Personal Property

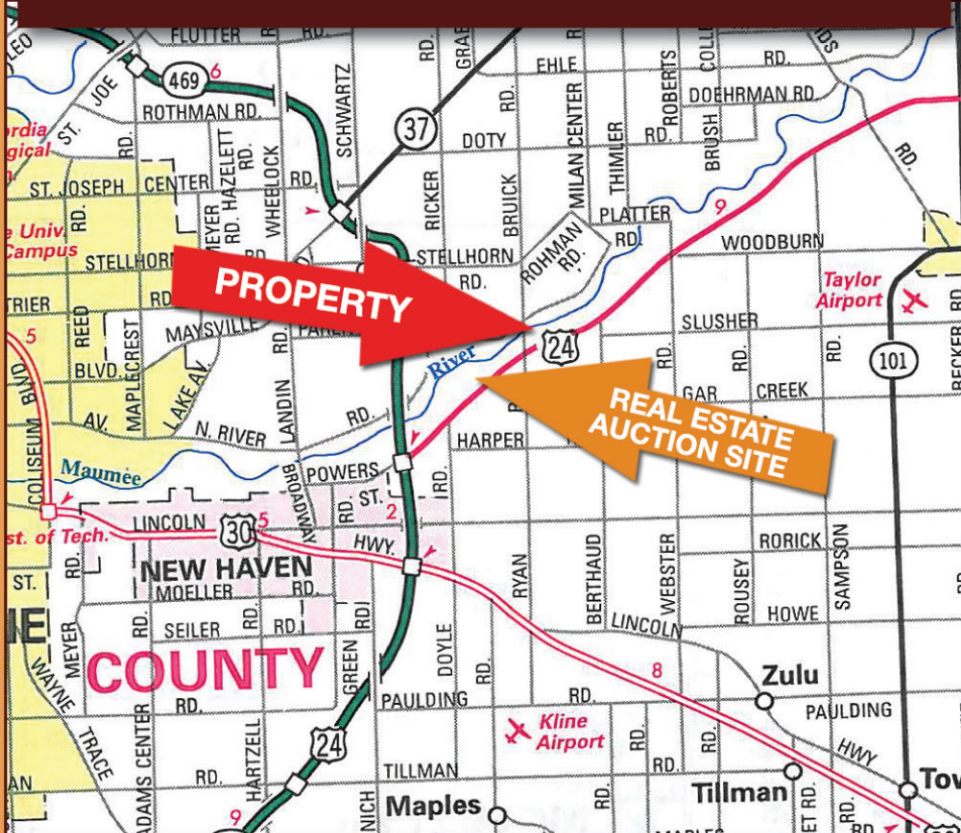
SATURDAY, JULY 12th at 9:00AM ON SITE

14027 Old U.S. 24, New Haven, IN 46774

Real Estate

MONDAY, JULY 14th at 6:00PM

Held at New Haven Conservation Club
13031 IN-24 E, New Haven, IN 46774



REAL ESTATE & PERSONAL PROPERTY
Auction

NEW HAVEN ALLEN COUNTY, IN



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

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		

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REAL ESTATE TERMS & CONDITIONS
PROCEDURE: The property will be offered in 4 tracts, and combination of the tracts. 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: \$2,500 down on Tracts 1 and 4 with the balance in cash at closing. 10% down payment on all other tracts and combinations with Tract 1 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 Personal Representative's 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, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verification 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.

2 DATES
Auction



REAL ESTATE:
HOME • RENTAL PROPERTY • 15± ACRES
OFFERED IN 4 TRACTS OR COMBINATIONS

PERSONAL PROPERTY:
KANDI 2 SEAT DUNE BUGGY
SIMPLICITY LAWN & GARDEN TRACTOR
COINS • ANTIQUES • COLLECTIBLES
ARTWORK • FURNITURE • APPLIANCES
ELECTRONICS • TOOLS
LAWN & GARDEN



Personal Property
SATURDAY, JULY 12 @ 9:00AM
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Real Estate
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ALLEN COUNTY, IN



Auction

2 DATES

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TRACT 1

TRACT 1: 3 BEDROOM HOME, FULL FINISHED BASEMENT & 2 ACRES. This home is a fantastic family home nestled against a scenic backdrop of river bottom fields! Home features Master Bedroom on main level, Large Kitchen, Dining, and Family room area! There is additional living room and formal dining room on main level. The upstairs has two over-sized bedrooms with lots of closet space and a full bath. There is a bonus storage room upstairs. The Finished basement has a spacious family room with gas log fireplace and lots of rec area to entertain. The basement also has utility room and bonus rooms for storage! There is a 2 car attached garage and two hip roof barns with electricity.

TRACT 2: 10± ACRES. This tract consists of mostly tillable land with the additional river frontage for hunting and recreation. Access to this property is currently across the State roadway frontage off of Bruick Road.

TRACT 3: 2.56± ACRES. This tract is a small tract that is encompassed by the State roadway frontage along Bruick and Old U.S. 24. This tract's access also is across the State frontage.

TRACT 4: 1 BEDROOM HOME & 3 LOTS. This tract is a 1 bedroom home located at 14409 Old U.S. 24. This tract is across (3) 50 foot lots. The home is currently a rental with a monthly rent of \$390 per month.



TRACT 2



TRACT 2



TRACT 4

HOME • RENTAL PROPERTY • 15± ACRES OFFERED IN 4 TRACTS OR COMBINATIONS

KANDI 2 SEAT DUNE BUGGY SIMPLICITY LAWN & GARDEN TRACTOR COINS • ANTIQUES • COLLECTIBLES • FURNITURE • HOUSEHOLD APPLIANCES • ELECTRONICS • TOOLS • LAWN & GARDEN

Kandi 2 seat dune buggy w/ 149cc engine, full suspension & light package
Simplicity Landlord DLX lawn & garden tractor w/ 18 H.P. V-twin engine, 44" mowing deck & bagger

COINS: Pennies: 1833 & 1856 Liberty Head large cents, 1864 2 cent piece & many asstd wheat pennies • 1875 Seated Liberty dime • Quarters: 1857 Seated Liberty, 1912 Barber, 78-1964 silver Washington's, (27) pre 1964 silver Washington's • **Half dollars:** 1943 Walking Liberty, 1957 & 1959 Ben Franklin's, (3) 1963 Ben Franklin's, (4) 1964 Kennedy's, 1968 & 1969 Kennedy's, (8) 1971 Kennedy's, (6) 1972 Kennedy's • **Silver dollars:** 1884, 1889, 1898 & 1901 Morgan's, (6) 1921 Morgan's, (5) 1922 Peace dollars, 1923 Peace dollar, 1972 Eisenhower • asstd foreign coins

ANTIQUES & COLLECTIBLES: Albers Root Beer syrup dispenser • Remington Cartridges advertising crate • records • antique plat book of Allen County, IN • antique & vintage bottle collection • vintage American Family scale • green depression glass oil lamp • Avon car bottles • antique oil lamp • beer steins • vintage potato rater • antique Thompson's Malted Milk advertising tin • antique Cabinet Grand model upright piano by Harvard Piano Co. Cincinnati • model sail boat • 6 gal. Stoneware crock • brass sailboat sculpture by Demott • 1932 3-window Coupe die cast model • Brownie box camera • vintage Atlas, Ball, & Kerr canning jars • antique oil cans • antique green depression glass reamer juicer • antique cobbler's iron shoe lasts • antique copper blowtorch • vintage kitchen utensils • antique washboard • antique blue graniteware coffee pot • vintage advertising tins • vintage wood rocking horse • antique Elwood Liquor Co. stoneware jug from Elwood, IN • grape pattern milk glass pitcher & glass set • (25+) Longaberger baskets • vintage Marcrest stoneware cookie jar • Salmon Falls stoneware pitcher w/ cobalt blue ivy pattern • Lefton china angel • antique salts • blue flower pattern Johann Haviland Bavaria Germany china set service for 12 w/ serving pieces • Satin cigarettes advertising tray • cranberry flash Kings Crown thumbprint pattern asstd stemware & plates • Wes Morley milk glass candle holders • silver plated serving trays • vintage hats • asstd green depression glass bowls, plates, candy dishes & basket • vintage industrial green enamel hanging light fixture • large antique cast iron dinner bell marked Fredrick Town, Ohio • asstd pressed & pattern glassware • blue glass bowl • crystal bowls, stemware & baskets • bone china tea cups & saucers • pink glass bowl w/ flower pattern • Waterford crystal snowman • (2) crackle glass pitchers • Boyd & Ty collector bears • vintage Durabilt folding travel iron • bell collection • hammered copper & brass teapot • (2) Simplicity lawn & garden tractor die cast models

ARTWORK: oil on canvas landscape scene signed K. Ellan • print of flower arrangement signed Lena Liu #1120/3300 • angel print signed Lena Liu #366/5500 • Thomas Kincaid print "Sunday Evening Sleigh Ride" • print of Amish family in buggy signed #148/1000 • many asstd framed prints

FURNITURE: wood stand w/ 2 shelves • 2 door metal filing cabinet • TV trays w/ stand • asstd folding metal chairs • wicker writing desk w/ matching chair • asstd table lamps • oak wall shelf • two hassocks • pair of maple 1 drawer lamp tables • antique oak mission style rocker • 2 matching plaid sofas • entertainment center • blue Flexsteel rocking recliner • wicker hallway table • wood cradle • round maple dinette table w/ leaf • 4 folding card tables • wood dining table w/ 2 leaves • microwave stand • 2 folding step stools • plastic storage shelf • bedroom suite by American Drew: 6 drawer chest on chest, 9 drawer dresser w/ wall mirror, 3 drawer nightstand & queen size bed • queen size memory foam mattress w/ adjustable base & massagers • dresser lamp w/ stain glass shade • jewelry armoire • custom built oak 3 drawer secretary w/ top mount bookcase • office chair • computer desk & hutch • brass floor model lamp • antique 1 drawer round stand w/ brass claw feet • green plant stand • maple buffet w/ china hutch by Temple Stuart • plaid loveseat • oak double pedestal dining table w/ 3 leaves & 6 matching chairs • marble top stand • green wicker arm chair & rocker • wicker floor lamp • 5 matching maple dining chairs (3 sides & 2 captains) • antique walnut drop leaf table w/ 4 leaves • 3 shelf metal corner stand • large oak corner curio cabinet • oak 2 drawer silverware chest on stand • La-Z-Boy brown leather rocking recliner • antique oak plant stand • matching glass top coffee & lamp tables • matching couch & 2 wingback chairs w/ flower pattern • octagon shaped 2 door lamp table • 2 rush top foot stools • oak glider rocker • oval wall mirror • wood sofa table • wood curio cabinet • brass floor model lamp w/ glass shelf • cloth covered storage chest • wood 3 drawer & 2 door credenza • blue velour arm chair • maple 1 drawer nightstand • maple full size pineapple post bed w/ mattress set • maple 6 drawer dresser w/ mirror by Sumter Cabinet Co. • metal footlocker • maple 4 drawer chest • vintage crib & playpen • maple drop leaf table w/ 2 leaves • 2 matching white upholstered arm chairs • wood coffee table w/ 2 doors • maple writing desk w/ 1 drawer • maple full size cannonball bed w/ mattress set • antique 2 drawer chest • pine bench • glass paper weight lamp

HOUSEHOLD: large assortment of Christmas décor: wreaths, artificial tree, ornaments, etc. • (3) ice coolers • Ab Max exerciser • large 3 piece nativity set • area rugs • decorative flags • snowmobile helmets • step 2 child's kitchen set • Schwinn Air Dyne exercise bike • bumper pool table • Sport Craft air hockey table • asstd framed wall prints • glass sailboat figurines • VHS tapes • hard & soft cover books • large Christmas village (mostly Department 56) • owl figurine collection • music CDs • asstd puzzles & board games • children's toys • 12 gauge, 20 gauge & .22 long rifle ammunition • crafting items • tablecloths & placemats • Stack-On 8 gun steel security cabinet • 28" Radio Flyer steel wagon • large porcelain doll • vases • linens, towels, comforters, sheets, pillow cases, etc. • angel figurines • collector plates • Dominoes & backgammon set • Tasco binoculars • large stain glass angel light catcher • Correlleware dish set • domed glass cake stand • asstd kitchenware: cups, mugs, plates, bowls, pots, pans, roasters, cookie sheets, etc. • Pyrex bakeware • Chicago cutlery knife set • Sakara China "Debbie Mum" cookie jar • amber glass canister set • kitchen utensils & flatware • green water glasses & stemware • metal detector • DVD's • asstd candle holders • (2) animated lighted reindeer yard decorations

APPLIANCES & ELECTRONICS: Deni automatic ice cream maker • Tar CXL canister vacuum • Sears Coldspot 22 cu. ft. chest freezer • (2) electric heaters • Sharp carousel microwave • Kelvinator 13 cu. ft. refrigerator • Polar Wind oscillating fan • matching set Whirlpool Duet frontload washer & dryer w/ pedestal base drawers • Whirlpool dehumidifier • Kitchen Aid mixer w/ stainless bowls • Sunbeam Oscar chopper • Windmere floor model oscillating fan • stainless Mr. Coffee Maker • Whirlpool side by side fridge w/ indoor ice cube & water dispenser • GE Spectra electric range • Hamilton Beach toaster • Wii game system • Toshiba DVD/VHS combo player • RCA 27" TV • Aiwa AM/FM CD cassette player w/ speakers • Dell THX Tru Studio PC w/ HP Photosmart C4680 printer & flat screen monitor • LG 19" TV • Hoover Steam Vac carpet cleaner • Amana 5200 BTU A/C unit • GE 10000 BTU A/C unit • Filter Queen canister vacuum w/ attachments • LG 3D Blu-ray player • Panasonic cordless phones • LG 47" flat screen TV

TOOLS, LAWN & GARDEN: asstd hand tools: hammers, screwdrivers, pliers, combination wrenches, socket sets, ratchets, hand-saws, hacksaw, level, tin snips, etc. • 100' measuring tape • asstd jars of misc. hardware • 16' aluminum extension ladder • small portable torch set • Wabash 10 amp battery charger • (2) cordless drills • (2) Coleman lanterns • heavy gauge extension cord • safety harness • (2) metal tool boxes • 7' Louisville fiberglass step ladder • bench grinder • asstd garden hoses • gas cans • 5' wood step ladder • electric drill w/ bits • Ingersoll Rand ¾ H.P. air compressor • air hose w/ chuck • 4' Werner fiberglass ladder • yard tools: hoes, edger, shovels, brooms, rakes, pruners, splitting maul, axes • 16" Craftsman scroll saw • 7 ¼" B&D circular saw • floor jack • Arrow T-50 staple gun • bow saw • wood work bench • Sistema TR2 1700 psi pressure washer • Volt Master 6000 watt electric generator • 14" Remington electric limb saw • tall bumper jack • tarps • various size ropes • live trap • Remington electric pole saw • grease gun • sprinklers • (2) antique hand cultivators • Craftsman electric hedge trimmer • Toro electric weed trimmer • Lawnboy push mower • Craftsman electric weed trimmer • Homelite 20" cordless electric mower • Ryobi gas weed trimmer • Homelite electric leaf blower • metal wagon • broadcast seeder • Simplicity 520 single stage snow blower • metal wheel barrow • (2) garden hoses w/ reels • flower pots • metal patio table w/ 2 chairs • Hatteras hammock • (8) resin patio chairs • patio chaise lounge w/ 2 matching chairs • park bench • cement planter of boy w/ wheel barrow • glass top metal patio table w/ 4 chairs • large outdoor water fountain w/ cherub & urn • large free standing patio umbrella • garden statue of girl on bench • cement bird bath • porch swing mounted on metal A-frame • Char-Broil gas grill • cement garden statue of girl watering flowers



OPEN HOUSE:
Sunday, June 22 • 2-4 PM
Monday, June 23 • 5-7 PM
Or Call Office for an Appointment!

SELLER: ROBERT DALE MILLER
AUCTIONEER: JERRY EHLE



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