

## REAL ESTATE AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered at oral auction. The property will be offered as one parcel, including the house, outbuildings, and mobile home.

**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 on 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.**



**Country Home, Barn, 2.5 Acres Pond, and Barn,  
plus Personal Property**

10519 FOUNTAIN STREET RD., MARK CENTER, OH



P.O. Box 508, 950 N. Liberty Drive  
Columbia City, IN 46725  
**749-0445 • 866-340-0445**  
#AC63001504, #AU19300123

Auction Manager: Jerry Ehle

JUNE 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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10519 Fountain St. Rd., Mark Center, OH



**Country Home,  
Barn,  
2.5 Acres  
Pond, and Barn,  
plus Personal Property**



- Automobile • Guns & Ammunition
- 100s of New Household Items in Boxes
- Power & Woodworking Tools
- Outdoor Lawn & Garden
- Several Piles of Rough Sawn Lumber

**AUCTION**  
Saturday, June 27



Personal Property @ 9 AM  
Real Estate @ 12 noon

# AUCTION Saturday, June 27

10519 FOUNTAIN STREET ROAD, MARK CENTER, OHIO

(Take Hwy. 18 east of Hicksville, turn south on Farmer Mark Road, go to Fountain Street Road and turn east and go to property.)



## PERSONAL PROPERTY @ 9 AM



**AUTOMOBILE:** 1974 Buick Limited, 108,000 miles, non-running

**TOOLS, LAWN & GARDEN:** Rockwell 4 spd lathe • Craftsman 17" 16 spd 3/4 hp floor drill press • Delta shaper • Foley Belsaw planer-molder • Pedestal grinder • Router & table

• Craftsman cordless circular saw & recip. saw • Grizzly G1183 HD sander, new • Craftsman 2hp air compressor • Makita cordless drill pack • Red line 97,000btu heater • Craftsman 8 drawer roll tool chest • Craftsman 12 drawer top tool box • Stihl 034 Super chainsaw • Sanborn 27 gal. upright air compressor • Several bar clamps • wheel barrow • Asstd. small power tools • Asstd. hand tools • Asstd. hardware • Asstd. electric motors • Metal shelving • Bench grinder • Large North Tech commercial pedestal shop fan • Patton floor fan • Craftsman 6.75 hp 22" push mower • Monster wagon w/ folding sides • Lawn roller • 2 wheel cart • Craftsman air compressor & nailer kit • New Craftsman socket sets, ratchets, drill bit sets, wrenches, vise grips, hand tools • New Stanley stud grabbers • New ratchet straps • Asstd. tool boxes & small hand tools • Wood 5' ladder • Storage cabinets • Limb saw • Shovels • Axes • Sledge • Asstd. boxes of sports, wood-working & outdoor manuals & books • (7) LARGE

PILES OF ROUGH SAWN LUMBER

**THESE ITEMS MOSTLY ALL NEW IN BOXES: Over 100+ items:** Boxes of new kitchenware, skillets, foil, roasters, mixing bowls, electric skillets, roaster ovens, microwave, baking pans, knives, plastic containers, baking dishes, pots, pans, light bulbs, candles, coffee makers, men's dress shoes, cutlery set, slow cookers, cast iron skillets, vacuum sealer, electronics, Fisher VCR, DVD

player, (2) Proscan 4 head VCRs, stereo speakers, radar detectors, stud finders, wireless phones, sweepers, several Cabellas shirts & pants in packaging, several Cabellas coats in packaging, lanterns, (30) boxes of Franklin Mint model cars, many new small kitchen items & housewares still uncovered!!

## GUNS, AMMO, HUNTING & OUTDOORS:

(2) Browning Light twelve automatic 12 GA shotgun, 1 new in box • Smith & Wesson 357 mag. revolver • Marlin Original Super Goose 10 GA bolt action shotgun • Remington 870 Wingmaster 12 GA pump shotgun • Winchester 9417 17 HMR rifle • Winchester 9422 XTR .22 short-long rifle w/ Redfield 3 x 9 scope • Henry .22 mag. rifle • Ruger 10/22 carbine .22 mag., black composite • Marlin 39 Center Limited .22 rifle • Brazil Russi .22 pump rifle • Westernfield 25 12 GA pump shotgun • Sears & Roe. 410 bolt action shotgun • Henry .22 pump rifle • Stevens .22 rifle • Marlin 80G .22 bolt action rifle • Marlin 88 .22 rifle w/ Famous Maker 39 x 40 scope • Old .22 octagon barrel, hand carved stock • Old Hopkins & Allen 12 GA single shot • 1828 FWN w/ Crown Maker's mark black powder • (15) boxes of .22 mag • (9) boxes .22 varmint • (9) boxes 17HMR

**THE FOLLOWING SCOPES NEW IN BOX:** Cabellas Pine Ridge .17 tactical • Simmons 3.9 x 32 • Burris 4.5 x 14 rifle scope • Leupold Var-X 3.5 x 10 • Weaver Classic 2.5 x 7 x 2b • Famous Maker 3-9 x 40 • Leupold VX-1 2-7 x 28 rimfire • Cabellas Pine Ridge 2.5-7 x 32 • BSA red dot 42mm • Bushnell Elite 3200 3-9 x 40 • Simmons 22 mag 3-9 x 32 • Asstd. scope accessories • Asstd. new hunting & pocket knives



## REAL ESTATE @ 12:00 noon

**Country 3 Bedroom, 1 Bath Ranch on partial basement, with 72 x 43 pole barn, pond & set upon 2 1/2 acres**

The home interior needs complete makeover. The furnace and some plumbing will need to be replaced. Great country setting, great investment opportunity, or fix to live in!

**OPEN HOUSE TO PREVIEW THE REAL ESTATE:**  
Sun., June 14, 2-4pm  
or call office for private showing  
866-340-0445

**SELLER: KELLY KNUCKLES, Gary Knuckles P.O.A.**

AUCTIONEER: JERRY EHLE

**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne

260-749-0445 • 866-340-0445

www.schraderauction.com

