



7009 N. River Road
Fort Wayne, IN 46815
260-749-0445 • 866-340-0445

Auctioneer: Jared Sipe
 #AC63001504, #AU19300123, #AU10700099

CORPORATE HEADQUARTERS
 950 N. Liberty Drive, Columbia City, IN 46725
 260-244-7606 • 800-451-2709

NOVEMBER 2015						
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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AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer.
DOWN PAYMENT: \$5,000 down payment on the day of auction with the balance in cash at closing on individual tracts or combination of tracts. 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: All successful bidders will be required to enter into purchase agreement(s) at the auc-

tion site immediately following the close of the auction. Seller reserves the right to reject any and all bids.
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.
CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 18, 2015. 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 pro-rated to the day of closing.
LOT SIZES: All lot sizes, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial

photos.
SURVEY: A new perimeter survey(s) will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey(s) and shall order the survey(s). The cost for a new survey(s), if necessary, shall be shared 50:50 between the buyer(s) and the 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 a "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 conducting 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.



GREAT INVESTMENT OPPORTUNITY

Columbia City, Indiana
3 PROPERTIES SOLD IN 3 TRACTS

AUCTION
 Wednesday, November 18 • 5:30pm

GREAT INVESTMENT OPPORTUNITY

3 Properties

AUCTION

Wednesday, November 18 at 5:30pm

AUCTION LOCATION:
109 Maple Street
Columbia City, IN 46725

OWNER: Donald E. Keirn Estate,
Kris Barone Personal Representative,
Tammy Keirn attorney for the Estate

Sale Manager: Jared Sipe 260-750-1553

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC
260.749.0445 • 866.340.0445
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2 STORY HOME

TRACT 1 - Address: 109 Maple St., Columbia City, IN
Directions: Take Main St. (State Rd. 9) south of Highway 30 to Maple St. and turn east to property.

- **2 STORY HOME**
- 2,243 Sq. Ft.
- 572 Sq. Ft. partial basement
- 13x15 main floor master bedroom w/ master bath
- 16x22 family room w/ large stone fireplace
- 11x11 kitchen
- 11x11 dining room w/ hardwood floors
- 11x11 living room w/ hardwood floors
- 9x10 den w/ hardwood floors
- 10x12 guest bedroom
- 11x15 guest bedroom
- Electric forced air & base-board heat
- Central air
- 10x21 sun room & 7x13 enclosed front porch
- Asphalt shingle & cedar shake roof
- Large wood deck
- 150 amp & 200 amp electrical boxes
- 50x103 lot
- Annual taxes: \$2,015.00 (no current homestead exemption)
- Great location close to downtown & Highway 30



HOME - TRACT 1



POLE BARN, 2 LOTS

TRACT 2 - Address: Maple St. (across from the home on the other side of the alley).

- **26X48 POLE BARN** insulated w/ metal siding, 8x18 overhead door w/ opener, concrete floor, 200 amp electrical service, loft area in back for storage
- 2 lots (38x79 & 25x38)
- Annual taxes for both lots combined: \$189.50



POLE BARN - TRACT 2



COMMERCIAL BUILDING

TRACT 3 - Address: 322 W. Van Buren St., Columbia City, IN.

Directions: Take Main St. (State Rd. 9) south of Highway 30 to Van Buren St. (at the Courthouse) and turn west, building is on the north side of Van Buren just after N. Line St. and before N. Walnut St. (look for Schrader sign and Swap Shop sign)

- **3,920 SQ. FT. COMMERCIAL BUILDING FORMERLY "THE SWAP SHOP"**
- Partial basement
- 26x49 showroom w/ 3 front windows, half bathroom, GFA furnace, 150 amp electrical service
- 11x26 work/storage room w/ small lounge area & full bathroom
- 23x26 storage/work room
- 26x46 warehouse w/ enclosed 11x21 office space, ceiling hung gas heater, concrete floor, 200 amp electrical service, 9x14 overhead door
- Central Air
- Front and middle sections of the building are brick construction and the rear warehouse is concrete block construction
- 28x149 lot
- Annual taxes: \$1,429.84
- Great downtown location w/ high traffic volume



COMMERCIAL BUILDING - TRACT 3

