

Auction Terms & Conditions:

PROCEDURE: The property will be offered at public 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. 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 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 closing. The 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.
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 "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.

Personal Property Terms:
 Cash, Check, Mastercard & Visa. 3% convenience fee on credit cards.

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HOAGLAND, IN



SCHRADER
 REAL ESTATE & AUCTION
of Fort Wayne, LLC

7009 N. River Road
 Fort Wayne, IN 46815
 Auction Managers:
 Jerry Ehle & Mike Roy
 260-749-0445
 866-340-0445
 #AC63001504 • #AU19300123

JULY 2016

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						

Corporate Headquarters:
 950 N. Liberty Drive
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260-749-0445 • 866-340-0445
www.SchraderAuction.com



HOAGLAND, IN

Real Estate & Personal Property
AUCTION



Saturday, July 23
 Personal Property 9 AM
 Real Estate 12:30 PM

SCHRADER
 REAL ESTATE & AUCTION
of Fort Wayne, LLC

HOAGLAND, IN

Real Estate & Personal Property

AUCTION

Saturday, July 23

OPEN HOUSE:
Sunday, July 10
1-3 PM



Real Estate at 12:30 pm



- **3 BEDROOM HOME ON CORNER LOT**
- **2 GARAGES**
- **BASEMENT**
- **NEWER ROOF**
- **GAS FORCED AIR HEAT WITH CENTRAL AIR**

Nice 3 bedroom home with large oak Madison kitchen, newly renovated bath with solid surface counter and new shower. Usable full basement with family room and additional canning kitchen. There are 2 garages for tons of storage. Great corner lot that backs up to Hoagland Community Park.

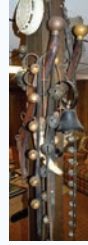
SELLER:
Dorothy & the late Carl Bultemeier

SALE MANAGERS: Jerry Ehle, Mike Roy

Personal Property at 9:00 am

ANTIQUES & COLLECTIBLES:

5 gal. crock jug • 8 & 10 gal. crocks • Artilleria Nacional Toledo bayonet • 25+ cow bells & sheep bells • (6) strands of sleigh bells • Elkhart IN brass fire extinguisher • galvanized wash tubs • wood pullies • copper boiler • milk can • Eastlake side chair • oak sewing rocker • Texas Star quilt • (2) leather powder horns • powder horn • Ford toy tractors • IH baler & JD toys • IH Scout truck • IH service pins • IH pocket books & coasters • albums • Delco green glass battery box • PBR mugs • Coker opener • shoe lasts • meat grinder • wood wine barrel w/ cradle • wood water skis • fireman's axe • antique wrench collection mounted on board • bushel baskets • folding apple crates • steel yard scale • cinder shovel • push plow • red wagon • scale model red barn toy box • Poe & Hoagland area advertising items •



Three Kings tumblers & pocket mirror • Madison Twp. fire badge & hat

FURNITURE, HOUSEWARES:

Sony 32" flat screen TV, 2008 • like new Serta sofa • Maytag washer & elec. dryer • Kelvinator upright freezer • recliner • waterfall bed frame • oak corner entertainment cabinet & oak storage cabinet made by Madison Cabinets, Hoagland • 6 place gun cabinet • wall mount gun display case • magnifying glass on stand • coffee & lamp tables • card tables & folding chairs • several living room chairs • basement furniture • glass & china bell collection • press glass bowls • ruby glass vases • crock pots • electric roaster • contents of all the kitchen cabinets • blenders • Hoover vacuum cleaner • porch wood glider & chairs • wood ladders • pair of ornate cast door handles • glass pickle jar



BUTCHERING & CANNING ITEMS:

Hand operated canning press • meat grinders • kraut cutter • dozens of butchering knives • sausage press • SS stock pots • enameled canners • meat cleavers • meat saws



GUNS-HUNTING-SPORTING:

25 Guns, 2 pistols, rifles, shotguns including rare Colt 12 ga double barrel - see website for full listing • 20+ fishing rods & reels • fiberglass cane poles • landing nets • minnow buckets • tackle boxes • dozens of filet knives, butcher knives & hunting knives • pocket knife collection, 100+ • deer mounts • several sets of antlers • original Bowie knives

TOOLS:

550 lb. wall mount swing scale • Delta 10" power miter saw • 10" Craftsman table saw • Craftsman band saw on stand • sanding center • bench top drill press • socket sets • Roto Zip • scroll saws & drills • assrt. power tools • large amount of hand tools • bar clamps • wood clamps • floor jack • wheelbarrow • large selection of garden tools