

Located at: 2133 Beechmont Drive, Fort Wayne, IN 46825 | In Concordia Gardens & Woods

Saturday, November 7 • 9am: Antiques, Collectibles, Furniture, & Housewares
Wednesday, November 11 • 3pm: Woodworking Equipment, Wood, Tools, Lawn & Garden
Thursday, November 12 • 6pm: 5 Bed, 3 Bath Home on Full Basement, Plus Additional Lot



GEORGE BERGER AUCTION

3 Auctions • 3 Dates

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Auction Manager: Jerry Ehle & Mike Roy
 #AC63001504, #AU19300123, #AU08602044

November						
29	30					
22	23	24	25	26	27	28
15	16	17	18	19	20	21
8	9	10	11	12	13	14
1	2	3	4	5	6	7
Sa	F	Th	W	Tu	M	Su

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VINTAGE TOYS

- (2) metal battery operated Astronauts in original boxes, great condition • (2) Remco Bulldog tanks in boxes • (2) Space Scout S-17 in boxes • Structo dump truck & stock trucks in boxes • Tonka dozer in box • Early Tonka truck • Structo car hauler w/ original cars • Tonka fire engine in box • Odyssey 300 game system in box • Tin washer, iron & phone • Eldon fire engine in box • Cast horse drawn fire engine • Child's accordion • Board games such as Get Smart, Green Ghost & others • Murry pedal tractor • Early red metal tricycle • Wood & metal ride on toy • Mickey Mouse bowling game • GI Joes in boxes, Navy Sailor & Marine Man • Lionel transformer & tracks • Runner sled • Red wagon • Early puzzles, board games & many more toys
- Assorted crocks & jugs • Bent wood twig stand • Wicker baby buggy • Kitchen clock • Floor model radio cabinet • Copper boiler • Horse collar & single trees • Cow bell • Purina chick feeders • Coffee



Personal Property Preview:
Fri, Nov. 6 from 9am-5pm

grinder • Coke a Cola thermometer • 50's & 60's Farm magazines • Grabill & Woodburn advertising calendars • Early primitive wood wagon/cart • 48 star flag • Large copper apple butter kettle w/ stirrer • (2) Sausage stuffers • Assorted graniteware • Oil lamps • Many nice handmade quilts • Comforters & chenille bedspreads • Large wood cut out Christmas Carolers • Painted hurricane lamp • Eastlake frames • Early wedding shadowbox frame • Albums & 8-tracks • Large beveled etched wall mirror • Vintage all metal hassock fan • Metal child's kitchen • Sheet music • Ephemera including Hoosier Hop & WOWO booklets • WWI Allen County hardback roster book • Polka & German costumes & dresses • Dozens of German religious books & hymnals

ANTIQUE FURNITURE

• Victorian settee & chair set, blue upholstery • Eastlake dresser w/ gloveboxes & marble insert • MCM blue nylon sofa • MCM 50's full bedroom suite • Several rocking chairs • Eastlake ¾ bed • Assorted dressers & chests • Primitive wood kitchen table • Small walnut ornate cedar chest • Cedar chest • Walnut console table • Straight front kitchen cabinet

• Oak finish roll top desk & chair • Tell City maple open top hutch • Maple

dining room table & 8 chairs • Oak finish table w/ 8 arrow back chairs • Blue living room suite • Glass front bookcase • 70's full/queen bedroom suite • Kneehole desk & chair • Large lighted curio cabinet • Maple colonial bookcase • Metal frame full bed

GLASSWARE & POTTERY

• Roseville brown silhouette 779-5 vase • Candlewick covered cake stand • Hundreds of pieces of pressed & clear glass • Assorted depression glass • China tea sets • China sets • Large set of Pfaltzgraff Yorktown • Carnival draped vase & bowls • Shirley Temple cobalt pitchers • Pair of Murano art glass birds • Cranberry etched wine set

HOUSEWARES & APPLIANCES

• Frigidaire almond refrigerator • Whirlpool washer & electric dryer • Kenmore side by side • LG 50" Plasma TV 2007 • Brinks floor safe • White sewing machine in MCM cabinet • 100's new gift items, small appliances, toys • Large quantity small kitchen appliances • Canning supplies • Coolers • Large quantity decorator supplies • Large quantity Christmas decorations, indoor & outdoor • Little Tykes plastic kitchen • Card tables & chairs • Omega B600 photo enlarger

MUSICAL EQUIPMENT

• Hohner K3 electric keyboard • Vintage 60's Magnatone Custom 280 amplifier • Pair of monitor speakers • Pair of speaker towers



Woodworking & Tools Preview:
Tue, Nov. 10 from 9am-5pm

Wednesday, November 11 • 3pm

WOODWORKING • TOOLS LAWN & GARDEN • LUMBER

• Cub Cadet 2166 hydrostatic 16 HP 42" cut riding mower w/ rear bagger • Craftsman 5 HP 24" snowblower • Craftsman electric power shovel • Craftsman 1800 PSI electric power washer • Dozens of garden tools • Craftsman electric blower vac • Pull & walk behind broadcast spreaders • Aluminum folding ramp system • Delta 10" table saw • Central machinery 12" surface planer • Central Machinery 36" metal brake • 16" Delta band saw on stand • Craftsman 6 1/8" jointer planer • Dust collector system • 6" belt, 9" disc sanding system • Craftsman router table • (2) benchtop drill presses • Craftsman 14 volt saw & drill tool kit • (2) radial arm saws • Bench grinders • (2) benchtop band saws & scroll saws • Wood clamps • Hundreds of hand tools • Dozens of hardware assortment cabinets • Large amount of hobby wood, hardwoods, dimension lumber • Cabinets full of garage supplies & woodworking supplies

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A large 2 story, 5 bedroom home w/ 3 baths on a full basement, plus, an additional .39± acre lot located across the street will be offered separately or in combination w/ the home!

- Galley style kitchen w/ 8 foot breakfast bar plus eat-in area!
- Kitchen includes electric range/oven & Kenmore dishwasher
- Large dining room w/ French style doors
- Large front living room w/ French style doors
- Family room w/ wood burning fireplace
- Sunken den room for office area
- Upstairs has master bedroom w/ full bath, walk-in closet, & an enclosed porch!
- There are 3 additional large bedrooms & an additional full bathroom
- Downstairs has a 5th bedroom off of the kitchen area
- Laundry area off of the kitchen w/ service door to outside & into 2 car garage, plus a bump out for shoe & coat racks.
- The full basement has several rooms for workshop, storage, & a large finished entertainment area
- There is a large detached 2 car garage w/ a separate large heated workshop, plus a full attic w/ walk-up stairs over the garage!
- There is a 60'x32' concrete driveway area between home & detached garage!
- Deck off the back of the home is 20'x30' w/ metal railing & built-in swing set!
- The home has electric heat & 5 window/wall air conditioners
- The water is well water & there is city sewer w/ city water available

Open House to Preview Real Estate:
Sun, Oct. 25 from 2-4pm & Sun, Nov. 1 from 2-4pm



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, & the combination of tracts. There will be open bidding on both tracts & the combination during the auction as determined by the Auctioneer. Bids on each tract, & the tract's combination may compete.

DOWN PAYMENT: \$5000 down on Tract 1 & the Combination of Tracts 1 & 2. 10% down payment on the day of auction for Tract 2. 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, & 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 site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before December 18, 2020.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The 2020 Real Estate taxes due in 2021 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property

by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A perimeter survey provided by Donovan Engineering shall be furnished. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied,

concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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 or Check w/ proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.