

Onsite Real Estate Auction: Wednesday, December 30 • 4pm | 830 Keller Dr, New Haven, IN
Online Only Personal Property Auction: Open Now & Ending Sunday, December 20 • 6pm

December	SU	M	TU	W	TH	F	SA
			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		

Auction Manager: Jerry Ehle
 #AC63001504, #AU19300123



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Corporate Headquarters:
 950 N Liberty Drive
 Columbia City, IN 46725
 260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com

Onsite Real Estate Auction: Wednesday, December 30 • 4pm | 830 Keller Dr, New Haven, IN



• 2 Bedroom, 1 Bathroom Bungalow with a 16' Studio Workshop • Great Location!

Online Only Personal Property Auction: Open Now & Ending Sunday, December 20 • 6pm



• 2013 Dodge Grand Caravan • Tractor & Trailers • Complete Woodworking Shop • Equipment & Tools • Misc. Items

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 Visit SchraderAuction.com for Details
 or call 800-451-2755

Onsite Real Estate Auction: Wednesday, December 30 • 4pm | 830 Keller Dr, New Haven, IN



Real Estate Preview: Mon, Dec. 21 from 3-5pm or Call Auction Manager for Showing!

- 2 Bed, 1 Bath Bungalow • 16' Square Studio Workshop • 3 Additional Storage Buildings • Great Location & Income Potential

Real Estate Auction & Property Location: 830 Keller Drive, New Haven, IN 46774

Online Only Personal Property Auction: Open Now & Ending Sunday, December 20 • 6pm



Personal Property Preview: Wed, Dec. 16 from 3-5:30pm at 830 Keller Drive, New Haven, IN. **Lots 170-182** preview is the same date & time at Woodburn Storage, 23211 Roemer Dr., Woodburn, IN

Van, Tractor, & Trailers: • 2013 Dodge Grand Caravan, Stow & Go seating, Flex Fuel, 112k miles, third row seats, Blue Tooth, rear heating & AC • 1952 Ford 8N converted to forklift • Haulmark 4' x 6' enclosed trailer • Hi Way 6' x 10' enclosed trailer • 16' open utility trailer, dual axle • 4' x 8' wood bed trailer **Complete Woodworking Shop:** • Grizzly table saw • Grizzly dust collector • Grizzly 6" x 80" edge sander • Band saw & router table • 12" miter saw • Small pancake air compressor • Pin nailers • Wood clamps • Hand saws **Equipment & Tools:** • Kobalt rolling tool chest • (2) electric concrete mixers • Gas powered gas pump • Cummins Onan generator • Chain hoist • Framing air guns • Coil roof nailer • Floor & bottle jacks • Shop vac • Wood extension ladder • Step ladders • Large selection of garden tools • Large assortment hand tools • Wrenches & screwdrivers • Snap On ratchets & sockets • Flux wire welder • Lincoln stick welder • Many extension cords, many 15 & 20 amp • Honda push mower • Many containers & organizers of screws & hardware • Complete shop of supplies **Misc. Items:** • Whirlpool apartment size refrigerator • Small chest freezer • (2) window air conditioners • 10' x 17' poly tube frame garage • shed • (3) dressers • Oak table & 4 chairs • Large rolling composting bin • New barn siding sheet metal • Antiques & primitives • Cast iron barn trolleys • Small leaded glass windows **Large Quantity of Native Barn Wood & Beams:** • assorted species, sizes & lengths • 3/4" oak T&G flooring (6 skids)

Seller: David L. Dobbins Estate & Teresa Crosley (Personal Representative) **Auction Manager:** Jerry Ehle

PERSONAL PROPERTY TERMS & CONDITIONS:

BUYER'S PREMIUM: There will be a 10% Buyer's Premium on all purchases. Payments can be made onsite in the form cash, check or credit card (3% fee applied on credit card payments).

LOAD OUT & PAYMENT: Monday, December 21 & Tuesday, December 22 from noon-5pm. **LOAD OUT FOR LOTS 172-182 WILL BE BY APPOINTMENT ONLY. CALL MIKE ROY @ 260-437-5428 TO SCHEDULE APPOINTMENT.** All payments to be made by December 22 by close of business 5pm.

REAL ESTATE AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$1,500 down payment on the day of auction w/ 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, & 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 & 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 General Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approx. 30 days after the auction. Costs for an insured closing shall be shared 50-50 between Buyer(s) & Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Seller shall pay the 2020 Real Estate taxes due in 2021. Buyer to pay all taxes thereafter.

ACREAGE: The lot size, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller & successful bidder shall each pay half (50-50) of the cost of any 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 "AS IS, WHERE IS" basis, & no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the 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.**