PERSONAL PROPERTY AUCTION

REAL ESTATE &

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NOVEMBER 2021						

Columbia City, IN 46725 950 N Liberty Drive

£661.067.08S Jared Sipe

SchraderFortWayne.com 800.451.2709 • 260.749.0445







Inc. and its representatives are exclusive agents of the AGENCY: Schrader Real Estate & Auction Company, between advertised acres and surveyed acres. sales price shall be adjusted to reflect any difference option and sufficient for providing title insurance. Final vey. The type of survey performed shall be at the Sellers bidder shall each pay half (50:50) of the cost of the surdetermined solely by the Seller. Seller and successful an insured closing. Any need for a new survey shall be there is no existing legal description or if required for SURVEY: The Seller shall provide a new survey where

based on current legal descriptions and/or aerial

boundaries are approximate and have been estimated

ACREAGE: All tract acreages, dimensions, and proposed

property by virtue of the offering of the property for sale.

the property. No party shall be deemed an invitee of the

ORANY OTHER ORAL STATEMENTS MADE. THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL are final. Any announcements made the Day of bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer Agents reserve the right to preclude any person from and discretion of the Auctioneer. The Seller and Selling auction and increments of bidding are at the direction by the Seller or the Auction Company. Conduct of the liability for its accuracy, errors, or omissions is assumed is subject to verification by all parties relying on it. No the property. The information contained in this brochure investigations, inquiries, and due diligence concerning for conducting his or her own independent inspections, are approximate. Each potential bidder is responsible Company. All sketches and dimensions in the brochure the property is made by the Seller or the Auction representation, either expressed or implied, concerning sold on an AS IS, WHERE IS basis, and no warranty or lined in the Purchase Agreement. The property is being materials are subject to the terms and conditions outinformation contained in this brochure and all related DISCLAIMER AND ABSENCE OF WARRANTIES: All

> PROCEDURE: This property will be offered at oral TERMS AND CONDITIONS:

payment will be made the day of auction, immediately DOWN PRYMENT: A 10% down payment is due the day auction, until the close of the auction as determined by auction in 1 tract. There will be open bidding during the

sure you have arranged financing, if needed, and are Your bidding is not conditional upon financing, so be of cashier's check, personal check or corporate check. closing. The down payment may be made in the form following the auction, with the balance in cash at of auction with the balance in cash at closing. The down

auction. All final bid prices are subject to the seller's the auction site immediately following the close of the will be required to enter into a purchase agreement at ACCEPTANCE OF BID PRICES: All successful bidders capable of paying cash at closing.

DEED: Seller shall provide a Personal Representative's insurance policy in the amount of the purchase price. EVIDENCE OF TITLE: Seller shall provide an owner's title rejection or acceptance.

immediately following the closing. POSSESSION: Possession given the day of closing, securing a mortgage shall be paid by the buyer(s). between Buyer and Seller. Any costs associated with Ocsts for an administered closing shall be shared 50:50 plicable closing documents are completed by the seller. 30 days after the auction, or as soon thereafter as apclosing. A targeted closing date will be approximately CLOSING: The balance of the purchase price is due at

PROPERTY INSPECTION: Each potential Bidder is to the day of closing. BEAL ESTATE TAXES: Real Estate Taxes will be pro-rated

ity for bidder's safety during any physical inspection of period. Further, Seller disclaims any and all responsibil inspections permitted anytime during the marketing and due diligence concerning the property. Walk-over own independent inspections, investigations, inquiries responsible for conducting, at their own risk, their

ONLINE BIDDING AVAILABLE PERSONAL PROPERT **BEAL ESTATE**

Tuesday, Nov. 23rd @ 6:00 PM Real Estate Date

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or call 260.749.0445 SchraderFortWayne.com



REAL ESTATE & Timed Online Only PERSONAL PROPERTY AUG TO N

Allen County, Indiana

Real Estate Auction:

On Felger Rd straight South less then a half mile of the personal property location.

24.8± Wooded Acres

- Good mixture of young and mature timber
- Excellent hunting and recreational use
- Great investment with future development potential
- Road frontage and access along Felger Rd.





Personal Property Auction:

Inspection Date: Friday, Nov. 19th • 2:00 - 6:00 PM Load Out Date: Monday, Nov. 22nd • 10:00 AM - 6:00 PM

2012 Bobcat 5600 toolcat utility vehicle with loader bucket • 2014 Chevrolet Silverado pickup truck • Oliver 60 row crop tractor • Grasshopper zero turn mower • 1991 International 8200 semi-truck • 1996 Chevrolet Tahoe

- Early Yamaha and Skiroule snowmobiles
 2008 Yamaha XT250 dirt bike
 Reddy shop heater
 Coleman Powermate air compressor
 Small Hand
- Reddy shop heater Coleman Powermate air compressor Small Hand tools • Four firearms • Furniture • Antiques and primitives • Space Mission pinball machine • Asteroids arcade game • Toys • Household items

Please visit www.schraderfortwayne.com for the link to the online bidding. The link will be posted no later then Sunday November 7th. Full descriptions and detailed pictures for each lot will be provided in the online bidding platform as well as full terms and conditions. Please call Jared Sipe with any questions, 260-750-1553.

Real Estate Auction Location:

Ideal Fish and Game Club 3450 US-33 N, Churubusco, IN 46723

Personal Property Location:

10810 US-33 N. Fort Wayne. IN 46818







OWNER: Ronald Lamle Estate, Shannon Conners Personal Representative AUCTION MANAGER: Jared Sipe, 260.750.1553

