

**REAL ESTATE 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:** \$10,000 down payment on the day of auction. 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, and 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 a Warranty Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before OCTOBER 21, 2022.

**POSSESSION:** Possession is at day of closing, subject to tenant farmer's soybean crop.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date 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 and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 property acreages, dimensions, and proposed boundaries are approximate and have been estimated based

on current legal descriptions and/or aerial photos.

**SURVEY:** There will be a new survey for the 2 acres. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC, 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 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 and increments of bidding are at the direction and 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 & CONDITIONS:**

10% Buyer's Premium charged on all items. The credit card you register on Hibid will be charged at the conclusion of the auction except for the Ford Pick up. All items sold as-is.

# AUCTIONS

## 2 Dates



EAST ALLEN COUNTY • HARLAN, IN

## TIMED ONLINE Personal Property

Bids Start Closing: Sunday, August 28<sup>th</sup> @ 6:30pm

## LIVE ON-SITE Real Estate

Monday, September 12<sup>th</sup> @ 6pm

7009 N. River Road, Fort Wayne, IN 46815

**CORPORATE HEADQUARTERS:**  
950 N. Liberty Dr., Columbia City, IN 46725  
800-451-2709

### AUCTION MANAGERS:

**Jerry Ehle, 260-749-0445**

**Mike Roy, 260-437-5428**

AC63001504 • AU19300123, AU08602044



# HOME AND 2<sup>±</sup> ACRES AUCTIONS PERSONAL PROPERTY

EAST ALLEN COUNTY • HARLAN, IN



## 2 Dates

## TIMED ONLINE ONLY Personal Property

Bids Start Closing:  
Sunday, August 28<sup>th</sup> @ 6:30pm

## LIVE ON-SITE Real Estate

Monday, September 12<sup>th</sup>  
@ 6pm



866-340-0445 • Visit [SchraderFortWayne.hibid.com](http://SchraderFortWayne.hibid.com) to Bid

**TIMED ONLINE ONLY**  
**Personal Property**

Bids Start Closing:

Sunday, August 28<sup>th</sup> @ 6:30pm

Go to [www.SchraderFortWayne.hibid.com](http://www.SchraderFortWayne.hibid.com)  
 to Register and Bid



*2 Dates*  
**AUCTIONS**

**LIVE ON-SITE**  
**Real Estate**

Monday, September 12<sup>th</sup>  
 @ 6pm



**REAL ESTATE: 3 BEDROOM, 2 BATH REMODELED FARM HOME ON 2± ACRES WITH BARN**  
 Located 24310 Antwerp Road, Harlan, IN  
 (Approximately 1.5 Miles East of S.R. 101)

**REAL ESTATE AUCTION HELD ON SITE**

A beautiful 2 story remodeled farm home with tons of amenities. Set upon 2± acres amongst the farm fields, this home features lots of amenities plus large barn for work or storage! The kitchen includes gas range, dishwasher, and built-in microwave, plus breakfast bar. There is a large dining/living area off of the kitchen. There is an entrance out to the side covered porch. The front Family room features a beautiful brick fireplace with built-in desks and bookcases. The Main Bedroom on the main level is connected to a spacious walk-in closet with sewing or reading area. There is a large laundry/mud room area with full bath in between off of the kitchen and garage. There are two spacious bedrooms upstairs plus large landing! The two car garage is finished and includes an additional storage room, plus utility room with gas hot water heater and water conditioning system. There is attic space over the garage. Between the garage and the barn, there is a 32' x 95' concrete apron connecting. The hand hewn wood barn is 26' x 30' plus additional 18' full length lean to. The barn is completely concrete flooring with updated electrical. There is a 9' x 23' wood shop in the barn. The doors are 7'H x 9'W slider on the barn and 9'H x 10'W overhead door on the lean to with opener. The home is on septic and well and the electric is 200 amp.



**PERSONAL PROPERTY:**

- **2000 FORD F350 4x4, DIESEL 7.3L,** 283k miles, truck cap, AC, *great dependable work truck*
- **Husqvarna zero turn mower, Z254F,** 54", *shows 108 hrs, like new condition,* Kawasaki FR691V engine
- **Simplicity Legacy 23 lawn tractor, 54"** hydro., *1086 hrs,* with 42" draft driven snow blower, chains
- **Like new Trac Vac, 5.5 HP motor**

**ANTIQUES AND COLLECTIBLES:**

- Assorted vintage quilts • Kellogg oak wall phone • Excellent Bentwood hickory child's rocker • daisy #40 glass butter churn • B&O railroad lantern • vintage Aladdin • alacite lamps • Tru Scale, Tonks, Structo trucks and farm equipment • Fairbanks store scale • New Haven bank, Harlan sifter & regional advertising items • large assortment of wood handled kitchen primitives • Vintage commode • Crocks and crock jugs • Kraut cutter • Many tins • Bottle collection • Tin Clabber Girl sign • Vintage globe • Coleman lantern • Cutco Honing Stone • Griswald cast iron skillets • Depression glass, Pyrex and much more • Cross cut saws • Pulleys • Strand of sleigh bells • Barn primitives • Ornate mantel clock • Buck mount • Quilting rack • Wood moulding planes • Vintage Huffly bike • Steel wheeled warehouse freight cart



**PERSONAL PROPERTY PREVIEW:**  
 Thursday, August 25 • 4-6pm

**FURNITURE AND HOUSEWARES:**

- Oak roll top desk • 4 painted black chairs • Church pew • Beds and dressers • Reclining loveseat • End tables and lamps • Whirlpool washer and electric dryer • Spinet piano • Flatscreen TV • Entire kitchen of pots and pans, kitchenware and small appliances • Holiday décor • Sewing machines and sewing supplies

**TOOLS AND LAWN & GARDEN:**

- Pull yard sprayer • Wheel barrow • Woodworking shop full of tools • Floor model band saw, drill press, table saw • Large assortment power hand tools • Rolling toolbox full of hand tools • Concrete saw • Assorted concrete and masonry tools • Stihl chain saw • Echo weed eater



**REAL ESTATE OPEN HOUSE PREVIEW:**  
 Sunday, August 21 • 2-4pm  
 Monday, August 29 • 5-7pm  
 Or Call for Private Showing 260-410-1996



**SELLER: EZRA GERIG**  
**AUCTION MANAGERS: JERRY EHLE, 260-410-1996 & MIKE ROY, 260-437-5428**

**260-749-0445 • 866-340-0445**  
**SchraderFortWayne.com**