

**REAL ESTATE - TERMS & CONDITIONS:**

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

**DOWN PAYMENT:** \$10,000 down payment on the day of auction for each tract purchased. 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 Personal Representative's Deed(s).  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before December 16, 2022.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The 2022 Real Estate taxes due in 2023 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 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 tract acreages, dimensions, and proposed

boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller and 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 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:**

Cash or Check w/proper ID. 3.5% surcharge fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.



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

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Ross Nichols Estate  
**3 AUCTIONS** Allen County, IN

NOVEMBER 2022						
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			
Timed Online Only - Closes 6pm						
Live Onsite - 6pm						
Timed Online Only - Closes 6pm						

Allen County, Indiana

**REAL ESTATE**  
**MONDAY, NOVEMBER 14 @ 6PM**

Ross Nichols Estate  
**3 AUCTIONS**

**TIMED ONLINE ONLY**  
**PERSONAL PROPERTY**  
**SUNDAY, NOVEMBER 6 @ 6PM**  
(Lots Begin Closing)

**THURSDAY, NOVEMBER 17 @ 6PM**  
(Lots Begin Closing)

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of Fort Wayne

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Allen County, Indiana

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# Ross Nichols Estate 3 AUCTIONS

Personal Property  
Preview:  
THURSDAY, OCTOBER 27 • 4-6pm



**AUCTIONEER'S NOTE:** These are just some of the highlights of the auction. Please visit [www.schraderfortwayne.com](http://www.schraderfortwayne.com) for the link to the online bidding platform, which will provide detailed photographs and descriptions of every auction lot and full terms and conditions of the auction. Once on our website, please click on the auction and look for the Schrader online link to the online bidding platform. 10% buyer's premium on all personal property items.



**SELLER:**  
ROSS NICHOLS ESTATE

## TIMED ONLINE ONLY - PERSONAL PROPERTY: Sunday, November 6 @ 6pm (Lots Begin Closing)

**LOADOUT: Monday, November 7 • 10am-6pm  
VEHICLES AND TRAILERS**

• 1969 F-100 Ranger custom truck, one of a kind from the ground up full restoration. (Please visit our website or call our office 260-749-0445 for full details and specifications on the truck) • 1954 Ford project truck • 1952 Ford project truck • 2018 Rice 80" x 21' flatbed car hauler, one owner, ramps, like new • SureTrac 8' x 24' V nose enclosed trailer, 77" ceiling height, w/tie downs, ramped rear door, side door • Simplicity Turf Cruiser utility truck, only 73 hours • Yamaha YFZ350 Banshee 4 wheeler • (2) Coleman BT200X mini bikes • Scissor lift

### SHOP EQUIPMENT

• Shop Sabre Sidekick 8 CNC plasma cutter, 53" x 9' table, brand new, never used • 52" 16ga manual press brake • Miller multimatic Mig/Tig welder w/ Vulcan cabinet on cart • Snap On Classic 78 55" rolling tool cabinet • Snap On 40" top cabinet • Baileigh Pan Brake BB-9616M, like new • Miller Plasma cutter, Spectrum 375 Xtreme • Airco wire welder • Lincoln Pro Mig 140 on cart • Transmission stands • Engine hoist and stand • Exhaust pipe bending system • Exhaust tube notcher • Several work benches • Welding benches • Hardware drawered cabinets • Shop fluids and supplies • AC recharging system • Powermatic 1200 drill press, 3 PH • Rockwell 20" bandsaw, 3PH • Floor model sanders, polishers and



grinders • Jet sanding center • Wellsaw 58B horizontal bandsaw • Kennedy machinists tool boxes • Complete line of pneumatic tools

### HUNDREDS OF SNAP-ON HAND TOOLS

### LARGE SELECTION OF SPECIALTY SHOP TOOLS AND EQUIPMENT

• Rolling poly shop carts • Rolling SS metro shelving units • Metal body panel stands • Many pair of jack stands • Several floor jacks • 7' FG stepladder • Several air hose reels • 3500W generator • Sandblaster • Dewalt 12" slidesaw on stand • Assorted hitches, chains, binders • Body equipment

### OUTDOOR ITEMS & EQUIPMENT

• Northstar 37T log splitter, like new, Honda GX270 engine • Heavy Duty Bannon yard trailer • (2) Sun-dolphin kayaks • Several chain saws

### FURNITURE AND MISCELLANEOUS

• 3 piece red leather LR suite • 3 modern bar stools • Dinette table & 6 chairs • Full bed with dresser & stands • Office conference table & chairs • Shop refrigerator • File cabinets • Shop and breakroom cabinets & furniture • Snowboards

## TIMED ONLINE ONLY - PERSONAL PROPERTY: Thursday, November 17 @ 6pm (Lots Begin Closing)

**LOADOUT: Friday, November 18 • 3-6pm**

• (2) Rotary 10,000 lb car lifts, like new condition, one equipped with Shockwave system • (1) Direct Lift 8,000 lb. 8' x 15', like new condition • Set of Direct Lift dolly castors • Kubota MX5100 HST utility tractor, 4WD, hydrostatic, diesel, 475 hrs, with LA844 loader & material bucket • Land Pride RCR1872 rotary mower

• Land Pride BB3578 grader box • Behlen Hawk Link 3 point auger • Quick connect fork attachment • 3 point 4' landscape rake • Kubota TG 1860 garden tractor, hydrostatic, 54" cut, 18 HP, 681 hrs • Cyclone Rake grass catching system, 6.5 HP B&S engine • Ol-hausen Pool Table • 10' x 13' run in shed

• For Complete Information & All Photos Visit Website •



## Allen County, Indiana

Real Estate Preview:  
SUNDAY, OCTOBER 16 • 2-4pm  
& MONDAY, OCTOBER 24 • 5-7pm  
or call Auction Manager  
to Schedule a private walk through!

• For Complete Information & All Photos Visit Website •

## REAL ESTATE: Monday, November 14 @ 6pm

**10± ACRES TOTAL - Offered in 2 Tracts or in Combination**

**TRACT 1: 3 Bedroom Home on Basement and 5.7± Acres**  
**TRACT 2: 66' x 100' New Multi-Purpose Barn and 4.3± Acres**  
**AUCTION HELD ON SITE IN THE BARN** - 7419 Union Chapel Road, Fort Wayne, IN. (Located less than ½ mile west of Metea Park, off of State Road 1.)

**TRACT 1:** As you enter the property via the winding drive through the woods, you come upon the 3 Bedroom Ranch Style home on full finished basement, set upon 5.3± wooded acres. The ceramic tiled kitchen has gas range, built-in microwave. The kitchen opens to a dining area. The attached family room has an abundance of large windows to watch the deer and wildlife on the property. There is a patio door out to a large deck in the back yard. There are 3 nice sized bedrooms with a master bath, plus a full bath in hallway, and a utility room with half bath off of the garage entrance. The home was recently updated with New Anderson windows, new siding, new gutters. The basement was also recently finished, including carpet, kitchenette, and bar and has daylight windows. There is a nice sized utility and storage room.

The home is heated with natural gas forced air furnace plus additional whole house wood burning capability. There is central air. The home has a two car attached garage plus a 3 car, 24'x40' detached garage with gas heat and air conditioning in the one car unit.

The back yard is enclosed with a newer black 6 foot chain link dog fence with multiple gates. There is even the opportunity for deer hunting on your own property with most of the property being wooded. There is over 350 feet of road frontage on this tract.

Home is currently on septic with sewer available.



**TRACT 2:** A Magnificent Custom Built 66' x 100' multi-purpose building, set upon 4.3± acres. Built by Floyd Henney Builders, no cost was spared!

### BUILDING SPECS:

- Wood Framed, Truss built 12' wide x 50' long, 48" OC
- 14' Side Walls, and 25' max Ridgetop
- Overhead has 716 Micro-Groove, Urethane insulated
- Steel Overhead doors: 18' x 14', 12' x 12', and (2) 10' x 10' (All with LiftMaster Openers)
- OSB installed on interior with insulation
- Interior Metal Liner panel installed over OSB
- 1600 sq ft concrete approach
- Geothermal Floor Radiant Heat (Radiant Floor Boiler, zone valves)

- 3 Floor drains in main area and Floor drain in mechanical room
- Exterior Steel skin with Metal roof with gutters
- 8 Primed Bollards in front of overhead doors
- Anderson Series 100 Windows
- Therma Tru 3' x 7' exterior doors
- Attached 20' x 20' Pavilion
- Plumbing rough in for laundry and ½ bath
- Drywalled Office space
- Future bath prepared
- Walk up Loft
- Sewer Hookup available (assessment for hookup has already been paid for through Leo-Cedarville)



TRACT 1



TRACT 2



TRACT 2



**AUCTIONEER'S NOTE:** Located in Leo School District, This home and barn combination is a potential in Home Business or Hobby set up. Purchased separately, allows for potential future home site on Tract 2. The well currently services both tracts. If purchased separately, within 90 days after closing, it will be the Buyer of Tract 2 responsibility to install well for Tract 2 if needed.



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

**AUCTION MANAGERS:** (Real Estate) JERRY EHLE, 260-410-1996 and MIKE ROY, 260-437-5428 • (Personal Property) MIKE ROY, 260-437-5428, JARED SIPE, 260-750-1553 and REID YODER, 260-402-0895