

ONLINE ONLY PERSONAL PROPERTY AUCTION

Online Auction Ends: Sunday, March 26 • 5pm | Over 700 Lots!



- 2003 GMC Pick Up Truck
- Farm Equipment
- Rough Sawn Lumber
- Oliver Tractors
- Antiques & Collectibles
- Barn Primitives
- Glassware
- Ertl Toy Farm Equipment
- Furniture & Appliances
- Tools & Shop Equipment

ALLEN COUNTY REAL ESTATE AUCTION

Thursday, April 13 • 6pm | 2 Houses • Barns • Scenic Country Location

Tract 1: 8602 S Anthony Blvd,
Fort Wayne, IN



Tract 2: 8528 S Anthony Blvd,
Fort Wayne, IN



260.749.0445 • 866.340.0445



www.SchraderFortWayne.com

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March						
26	27	28	29	30	31	
19	20	21	22	23	24	25
12	13	14	15	16	17	18
5	6	7	8	9	10	11
1	2	3	4			
Su	Mo	Tu	We	Th	Fr	Sa

April						
23	24	25	26	27	28	29
16	17	18	19	20	21	22
9	10	11	12	13	14	15
2	3	4	5	6	7	8
1						
Su	Mo	Tu	We	Th	Fr	Sa

Auction Managers: Jerry Ehle • 260.410.1996 #AU19300123
& Mike Roy • 260.437.5428 #AU08602044 #AC63001504

Follow Us On:



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

ONLINE ONLY PERSONAL PROPERTY AUCTION

Online Auction Ends: Sunday, March 26 • 5pm | Over 700 Lots!



Location of Items: 8602 South Anthony Blvd, Fort Wayne, IN 46816 (Tract 1 of the Real Estate Auction)

TRUCK & FARM EQUIPMENT & MOWER

- 2003 GMC Sierra Pick Up
- 1963 Oliver 1600 gas wide front tractor
- 1951 Oliver 77 Diesel
- Kubota ZD 331 zero turn mower
- 1974 IH Loadstar 1600 grain truck
- Gehl 4300 skid loader
- 41' & 57' Hutchinson 8" augers
- SS milking piping & equipment

ANTIQUES & PRIMITIVES

- Crocks & jugs
- Pyrex Gooseberry refrigerator dishes
- Milk cans
- Wooden gates
- Egg baskets
- Metal Allen Dairy milk sign
- Eskay Dairy crates
- Cosco step stool
- Vintage ladies & youth clothing 40's-60's
- Large selection costume jewelry
- Cloth seed sacks, mostly Bluffton In
- Pottery & glassware
- Vintage toys & games

Early harness oil can

- Delaval oil can
- Wooden corbel brackets
- Hand crank forge blower
- Large grinding wheel on frame
- Barn trolley & hay spears
- Cast iron kettle & butchering kettle
- Wooden ladders

LARGE VOLUME ROUGH SAWN ASH LUMBER (AIR DRIED, DRY STORAGE)

- Red Cedar silo planks
- Cherry crown molding

FURNITURE

- Leather power recliner
- Oak finish dinette
- Mahogany dining table & chairs
- Vintage Kroehler bedroom suite
- French Provincial bedroom suite
- Ethan Allen sofa & chair
- Antique chairs

ERTL TOY FARM EQUIPMENT

- 50 plus lots of John Deere, Oliver & International toy farm equipment
- Mostly in boxes & never played with
- Several John Deere Precision Series Tractors

HOUSEWARES & APPLIANCES

- White Frigidaire refrigerator
- Card tables & chairs
- Small appliances & kitchenware
- Jewelry armoire
- SS gas grill

TOOLS & EQUIPMENT

- Large selection of hand & power tools
- Generator
- Aluminum ladders
- Power washer
- Air compressors
- Shop vacs
- Aluminum diamond plate truck tool box
- Craftsman floor model jointer
- Drill presses
- Table saw

Personal Property Preview:
Thur, March 23 • 2-6pm

Load Out:
Mon, March 27 • 12-5pm &
Tue, March 28 • 10am-6pm



Seller: Maxine E. Knipstein Revocable Trust Auction Managers: Jerry Ehle • 260.410.1996 & Mike Roy • 260.437.5428

PERSONAL PROPERTY TERMS: 10% Buyers Premium on all purchases, the credit card you register on Hbid w/ will be charged at the conclusion of the auction. Trucks & Tractors cash or check payments will be acceptable. All items sold AS-IS. No sales tax, no credit card fees. Please schedule a pick up time for your benefit.

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The properties 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 complete.

DOWN PAYMENT: \$10,000 down payment on the day of auction for the Tract 1 & \$5000 down on 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 Trustee's Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing. The target date for closing(s) shall be approx. 30 days after the auction (May 15, 2023).

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The 2023 Real Estate taxes due in 2024 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 inspec-

tions, 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 approx. & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey has been completed by the seller by Bruce Franke dated December 28, 2022. Any additional survey would be at the buyer's expense.

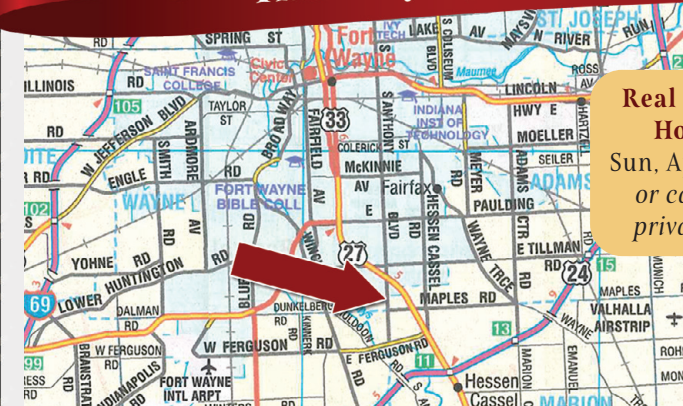
AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

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.**

ALLEN COUNTY REAL ESTATE AUCTION

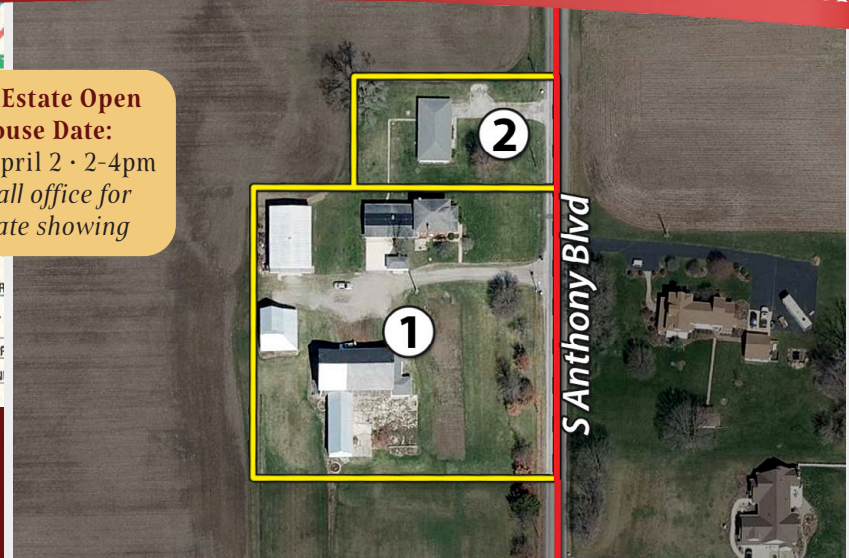
Thursday, April 13 • 6pm | 2 Houses • Barns • Scenic Country Location



Real Estate Open
House Date:
Sun, April 2 • 2-4pm
or call office for
private showing

Tract 1 & Auction Location: 8602 S Anthony Blvd, Fort Wayne, IN 46816

Tract 2 Location: 8528 S Anthony Blvd, Fort Wayne, IN 46816



Tract 1 - 8602 S Anthony Blvd, Fort Wayne, IN (Auction Location): Updated American foursquare brick farm home w/ country setting & scenic views, minutes from shopping & schools. The property sits on 2± acres w/ 3 barns & a workshop. A large fertile garden area also has fruit trees. The home boasts a main level comfortable family room that features: beamed cathedral ceilings, a large south-facing bow window & wood burning fireplace with hand split floor-to-ceiling field stone & cherry built-in cabinetry. The open concept layout leads to a remodeled kitchen & dining nook w/ plenty of hardwood cabinets, counter space & a bonus built-in pantry. Includes electric flat top range, dishwasher, refrigerator & built-in microwave. The kitchen connects to both the historic dining room & large front living room joined by original working, wood pocket doors. Both rooms (along w/ much of the house) feature natural woodwork trim & doors. The centerpiece of the dining room is a large built-in china cabinet w/ leaded glass doors, & a second bead-board lined built-in. A large adjacent laundry room includes a half bath & Maytag washer & dryer that remain. The second floor features 3 large bedrooms & a full bath w/ modern walk-in shower plus jetted tub. Staircase & all bedrooms have hardwood flooring. Master bedroom has a long walk-in closet & walk-up attic with remodel potential. Partially finished basement includes half bath & small kitchen area with electric range for canning, etc. Includes two cold storage areas, one with a full wall of built-ins for canned goods or wine storage. A third utility room includes large vintage cast-iron sink/shower area. Utilities include gas f/a furnace w/ central air, gas water heater, Culligan water softener. The 7'x18' covered front porch is perfect for watching the sunrise. The property is on public sewer & well. Most of home has brick exterior & vinyl replacement windows. Updated electrical & security system. A 40'x60' metal pole building is set on concrete with gravel floor & front sliding doors. A historic 1908 native-timber bank barn offers storage on two levels, vintage milking parlor updated for clean storage. An attached long shed area provides two more levels of enclosed storage with a concrete floor. The third building is an old grainery w/ corn crib, shop & storage. Tract 2 will share the well from this property for up to 90 days after closing. After which, the owner of Tract 2 will need to install a new well.

Tract 2 - 8528 S Anthony Blvd, Fort Wayne, IN: Set upon .51± acre lot, this very clean 2-bedroom, 1 full bath home is perfect for convenient, country living! The spacious eat-in kitchen has plenty of cupboards & includes refrigerator & range. The adjacent living room is extra spacious & bright with large picture window. Bath includes large built-in linen closet. Both bedrooms have hardwood floors. Home is heated w/ electric cable heat & a window A/C unit. There is a newer front door & new garage door. Roof & exterior vinyl siding in good shape. The attached 1½ car garage includes washer & dryer. Backyard view of open farm fields & stunning sunsets! The home is serviced by city sewer & shares the well w/ Tract 1. It is buyer's responsibility to install a new well within 90 days after closing. Inquire with auction manager for a copy of recent quote for new well.



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