

1911 W Rimmel Rd, Kendallville, IN 46755

REAL ESTATE AUCTION & 3 TIMED ONLINE ONLY AUCTIONS

Corporate Headquarters:
950 N Liberty Drive, Columbia City, IN 46725

REAL ESTATE AUCTION: 7.67± Acres
Saturday, January 20 • 11am



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			

JANUARY

AUCTION MANAGER: Jared Sipe • 260.750.1553
#AC63001504, #AU10700099

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- PERSONAL PROPERTY AUCTION #1:
Lots Begin Closing: Sunday, January 7 • 6pm
- PERSONAL PROPERTY AUCTION #2:
Lots Begin Closing: Sunday, January 14 • 6pm
- PERSONAL PROPERTY AUCTION #3:
Lots Begin Closing: Sunday, January 21 • 6pm

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REAL ESTATE AUCTION HELD ONSITE!
Quality Built 2-Story Home on a Full Walk-Out Basement Sitting on a Beautiful, Scenic 7.67± Acre Lot with a Pond.

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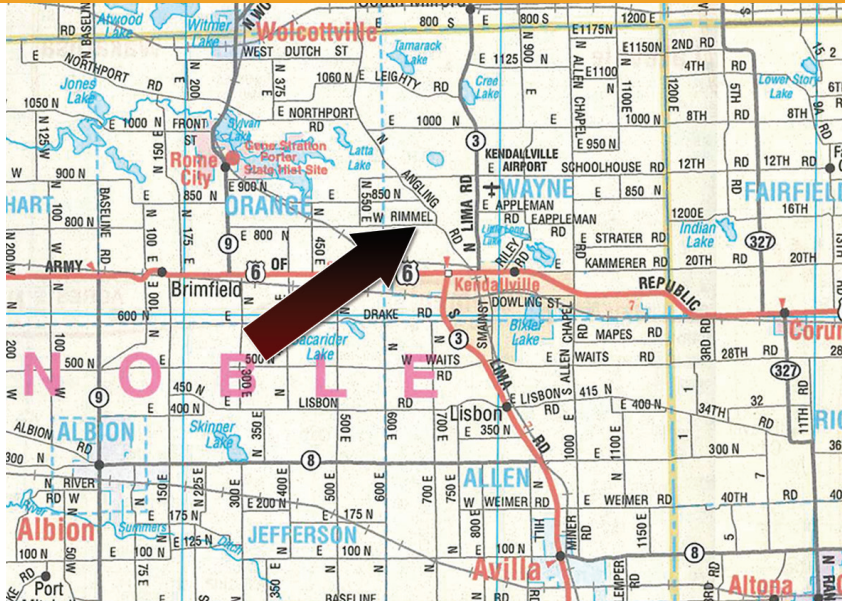
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REAL ESTATE PREVIEW DATES:
Sun, Dec. 31st • 2-4pm &
Sun, Jan. 14 • 2-4pm



ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding info, call Schrader Auction Co. 800-451-2709



LOCATION (REAL ESTATE AUCTION HELD ONSITE):
1911 W Rimmel Rd, Kendallville, IN 46755 • Take Highway 6 to N Sawyer Rd in Kendallville & turn north. Go to T-Stop at W Rimmel Rd & turn west (left) to auction site. It is the second home on the left.

Quality built 2 story home on a full walk-out basement sitting on a beautiful, scenic 7.67± acre lot w/ a pond. The home boast 2,734 above grade finished square feet & a total of 1,877 below grade square feet all finished. There are 4 bedrooms, 3 full bathrooms & 1 half bathroom. The family room features a cathedral ceiling w/ gas log fireplace. Large main floor master bedroom w/ large master bathroom & walk in closets. Nice kitchen w/ ample storage space, center island, & breakfast area w/ built-ins. The finished daylight basement features a large rec room w/ bar, family room w/ woodburning fireplace & walkout to large patio area, extra room & a den w/ built-ins. There is a 3 car attached garage. The home has geothermal heat & air (new 2015), all electric (exception is the propane fireplace), well & septic system. The home features a new metal roof in 2016. There is a 18x36 inground pool w/ a large concrete patio & upper large wrap around deck. Incredible 7.67± acre lot w/ scenic views, abundance of wildlife, pond & a shooting range. East Noble schools, current taxes \$3,084.18.

PERSONAL PROPERTY AUCTION #1: Lots Begin Closing: Sunday, January 7 • 6pm



PREVIEW: Thur, 1/4 • 3-5pm

LOADOUT: Tue, 1/9 • 10am-3pm

• 1997 Ford F150 XLT pickup truck • 2002 Ford F350 Super Duty pickup truck • 1990 BMW 735 il 4 door sedan • 1997 Lincoln Towncar 4 door sedan • 2017 Simplicity model 5901594 28/61 zero turn mower • Simplicity Legacy V-Twin riding mower 60" deck • Like new Bosch compound miter saw w/ T4B gravity rise stand • Hand tools • Car parts

PERSONAL PROPERTY AUCTION #3: Lots Begin Closing: Sunday, January 21 • 6pm



PREVIEW: Thur, 1/18 • 3-5pm

LOADOUT: Tue, 1/23 • 10am-3pm

• Great selection of bedroom, living room, & dining room furniture including: Bedroom sets • Dining table, chairs, & hutch • Sofas • End tables • Brunswick pool table • 1875 antique ornate Emerson square grand piano • Roll top desk • Leather recliners • Secretary desk • Coffee tables • Antique library table • Howard Miller Grandfather clock & more!!

PERSONAL PROPERTY AUCTION #2: Lots Begin Closing: Sunday, January 14 • 6pm



PREVIEW: Thur, 1/11 • 3-5pm

LOADOUT: Tue, 1/16 • 10am-5:30pm & Wed, 1/17 • 10am-1pm

• Firearms: Seller is still deciding on how many & what type of firearms to include, please watch our website for updates • Thousands of rounds of ammunition • Names include: Federal, CCI, Winchester, Remington, Hornady, Armscor, TulsAmmo, Blazer, PMC, Aguila, S&W, & others Calibers include: 9mm Luger, 380 auto, 45 auto, 38 special, 40, 44, 45, 357 magnum, 22 LR, 22-250, 375, 30-06, 308, 223, 25-06, 300, 45-70, 7.62x39, 5.56x45, 7.62x51, 270, 12 ga, 16 ga, 20 ga, 410 & many more • Various brass calibers • Plastic & metal ammo cases • Reloading equipment • African mounts: Eland, Kudu, Bleisbok, Gemsbok, Impala, Springbok, Sable, Red Hartebeest, Zebra skins, Red stag, Caribou, Baboons, Wildebeest • American mounts: Elk, Buffalo, Moose, Badger, Bobcat, Pheasant, Black bear, Black bear fur rug, Alaskan wolf, Mountain goat, Pronghorn antelope, Alaskan lynx, Whitetail deer, Wild boar, Mouflon sheep, Coyote • Many animal skins & furs • Deer antlers • Hunting & outdoor wall prints • Turkey, goose, & duck calls • This is only a fraction of what's in this auction, too much to list, impressive collection of firearms, ammunition, & hunting/outdoor related items!!



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OWNERS: Paul Laskowski & Annie Robinson
AUCTION MANAGER: Jared Sipe • 260.750.1553

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: This property will be offered at oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A \$10,000 down payment is due at the close of the auction w/ the balance in cash at closing. The down payment will be made the day of auction, immediately following the auction, w/ the balance in cash at closing. The down payment may be made in the form of a 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 the closing.

ACCEPTANCE OF BID PRICES: Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All

final bid prices are subject to the seller's rejection or acceptance.

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.

CLOSING: The balance of the purchase price is due in cash at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50-50 between Buyer & Seller. Any costs associated w/ securing a mortgage shall be paid by the buyer(s).

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

LOT SIZE: All dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions, county records, and/or aerial photos.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information 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 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 & 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.**