



Adams County, IN
2 AUCTIONS
HOME & PERSONAL PROPERTY



7009 N. River Road,
Fort Wayne, IN 46815
CORPORATE HEADQUARTERS: 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709

AUCTION MANAGERS:
JUSTIN GRIFFIN, 260-223-5861
REID YODER, 260-402-0895

Justin Grant Griffin, RB20000785, AU12500017
Reid Yoder, RB24002082, AU12200015
Schrader Real Estate & Auction of Fort Wayne, LLC, LC20700176 |
Schrader Real Estate and Auction Company, Inc., AC63001504



260-749-0445
SchraderFortWayne.com

FEBRUARY 2026						
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



Adams County, Indiana
404 Eastbrook Dr., Decatur, Indiana



Online Only
2 AUCTIONS

HOME

Bidding Closes:

WEDNESDAY, FEBRUARY 18TH
@ 6:00PM

Great Ranch Home

3 Bedroom, 1 Bath Ranch Style
On .27 Acres



Online Only
2 AUCTIONS



Great Ranch Home
3 Bedroom, 1 Bath Ranch Style On .27 Acres

HOME

Bidding Closes:
WEDNESDAY, FEBRUARY 18TH
@ 6:00PM

PERSONAL PROPERTY

Bidding Closes:
TUESDAY, FEBRUARY 10TH
@ 6:00PM

HOUSEWARES, GLASS, & DECOR
ELECTRONICS & APPLIANCES
FURNITURE
HOLIDAY, COLLECTIBLES & MISC
GARAGE & OUTDOOR



PERSONAL PROPERTY

Bidding Closes:
TUESDAY, FEBRUARY 10TH
@ 6:00PM

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Online Only
2 AUCTIONS

HOME

Bidding Closes:

WEDNESDAY, FEBRUARY 18TH
@ 6:00PM

Great Ranch Home
3 Bedroom, 1 Bath Ranch Style
On .27 Acres

This well-laid-out home offers 3 bedrooms and 1 full bath with a great, functional flow. From the glass front door, you're welcomed directly into the living room, creating a bright and inviting first impression. All bedrooms are conveniently located down one hallway, providing privacy and ease of access. The kitchen features a nice pantry for added storage. Additional highlights include a 1-car garage, a wonderful covered patio perfect for outdoor enjoyment, a chain-link fenced backyard, and a storage shed out back for tools, lawn equipment, or extra storage. Conveniently located less than one mile from the Belmont school system and directly adjacent to the Eastbrook Park Entrance, this home offers both comfort and excellent location.

SELLER: ESTATE OF JOSEPH L. BETZ
AUCTION MANAGERS: JUSTIN GRIFFIN, 260-223-5861,
and REID YODER 402-0895

AUCTION TERMS AND CONDITIONS:

PROCEDURE: The property will be offered in ONE (1) individual tract. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: \$5000 down payment at the close of the auction. 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, 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. The terms of this agreement and any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a personal representative deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before March 18TH, 2026.

POSSESSION: Buyer shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to

the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after 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 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 shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and 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.



OPEN HOUSE DATES:
Tuesday, February 3rd • 4-6 PM
Sunday, February 8th • 1-3 PM
Tuesday, February 17th • 4-6 PM



HOUSEWARES, GLASS, & DECOR

- 9" Haeger Green Vase
- Cast Iron 10" Skillet, #8
- Cast Iron Skillet Marked 8E, 10.5"
- Small Favorite Cast 8" Skillet
- Kudu Horns with Jewish Plated Ritual Items
- 10.5" WKM Cast Iron Skillet
- Savoy 24K Gold Trim Vase, 12"
- (2) Decorative Oil Lamps
- 6" Religious Copper Bookends
- Assorted Ruby & Pink Vaseline Glassware
- Uranium Ocean Wave Glass Bowl
- (3) Japanese Floral Soup Mugs
- Welch's Character Glasses & Garfield Mugs
- (4) Holiday USA Mugs
- (4) German Mugs, 3.5"
- Assortment of Collectible Glassware
- Assorted Collectible Teapots, Mugs & MORE!

ELECTRONICS & APPLIANCES

- 2018 Hisense 65" Roku Television
- 2016 BenQ 27" Adjustable LCD Monitor
- GE Hotpoint Top-Load Washer
- GE Front-Load Gas Dryer
- GE Freezer/Refrigerator Combo
- GE Electric Oven
- Large Standing Freezer



FURNITURE

- Welby Grandfather Clock
- Green Recliner
- Limos Brown Lift Chair (*Cord Cut)
- Brown Lift Chair
- Wooden Dresser Converted to TV Stand
- Standing Chest of Drawers
- Full-Size Canopy Bed
- Mirrored Vanity with Chair & MORE!
- Tote of Lincoln Logs & Other Building Logs
- (2) Star Tree Toppers
- Cosco & Samsonite Folding Card Tables
- Retro Green Painted Cosco Step Stool
- (2) Vintage Wooden Spice Racks
- Box of Assorted Table Covers

GARAGE & OUTDOOR

- Husky Riding mower
- Lawn Roller
- Walk behind snow blower
- Walk behind push mower
- Assorted Hand Tools
- Rolling Craftsman Toolbox & MORE!



PREVIEW DATE:
Sunday, February 8th • 1-3 PM

PERSONAL PROPERTY

Bidding Closes:

TUESDAY, FEBRUARY 10TH
@ 6:00PM



LOAD OUT DATE:

Thursday, February 12th • 12-5:30 PM

TERMS: 13% Buyers Premium on all purchases. The credit card you register with on Hibid will be charged at the conclusion of the auction. Shipping offered world wide! Please see website for full terms.