

TERMS AND CONDITIONS:
PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$2000 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction.
 The final bid is subject to the Seller's acceptance or rejection.



7009 N. River Road Fort Wayne, IN 46815

AUCTIONEER: JERRY EHLE

260-749-0445 | 866-340-0445
 #AC63001504 • #AU19300123

CORPORATE HEADQUARTERS

950 N. Liberty Dr.,
 Columbia City, IN 46725

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866-340-0445

EhleAuctions.com

SchraderFortWayne.com

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 at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
POSSESSION: Possession day of closing, immediately following the closing.
REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.
SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey

and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
AGENCY: Schrader Real Estate & Auction Co. 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations,

tions, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.

Real Estate & Auction Personal Property

WHITLEY COUNTY, INDIANA

OCTOBER 2014							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
			1	2	3	4	
			8	9	10	11	
5	6	7	14	15	16	17	18
12	13		21	22	23	24	25
19	20	27	28	29	30	31	



**Saturday, October 18
 9:30am**

**Boat • Furniture • Glassware
 Collectibles • Housewares • Tools • Lawn & Garden**

**Monday, October 20
 6:00pm**

**4 Bedroom Home • Barn
 2 Acres**



IN STABLE ACRES SUBDIVISION, COLUMBIA CITY, IN

2 Dates 4 Bedroom Home & Personal Property AUCTION



Real Estate & Personal Property **2 Dates AUCTION**

SATURDAY, OCTOBER 18th • 9:30am and MONDAY, OCTOBER 20th • 6:00pm



PERSONAL PROPERTY: SATURDAY, OCTOBER 18 • 9:30AM SHARP (WITH 2 AUCTION RINGS)

VINTAGE COLLECTIBLE SPEEDBOAT: 16' Mark Twain fiberglass speed boat w/ Mercury 120 HP motor-excellent condition, always stored indoors-Shoreline single axle trailer. (Family states lower unit needs some work)

LAWN & GARDEN: Toro Wheel Horse 267-H hydrostatic lawn tractor w/ 48" deck & 36" tiller • Craftsman lawn leaf vacuum w/ dump trailer • Ariens front tine tiller • 4' x 8' utility trailer w/ wood sides • MTD push mower • Viper 43cc cultivating tiller • Countryline 12v pull sprayer • 2 ploy pull spreaders • Topflight 5 hp 24" snowblower • large selection of garden tools & supplies • 2-3 cords of firewood, split & stacked • log chains • new post driver • weed eaters • hedge trimmers • 48" spike tooth harrow • bags of mulch • hose reel in box • IH garden trailer • Stihl blower • 32' & 16' alum. extension ladders

TOOLS: Craftsman 10" table saw on stand • Craftsman 10" mitre saw • Wilton 10" mitre saw • Rigid folding chop box stand • impact guns • Bosch circular saw • large volume hand tools • 2 wheel dolly • large bench vise • bench grinder • 2 ton floor jack • Coleman 4 hp 11 gal. air compressor • air hose reel • electric arc welder • power tools: drills, sanders, saws • 4' level • 4' aluminum straight edge • many hardware cabinets • selection of bolts & hardware • paints & garage supplies • Craftsman chrome shop stool • shop vac

FURNITURE: Smith Brothers plaid sofa & wing back chair • blue formal LR sofa • pr of blue swivel chairs • oak finish dining room suite w/ hutch • Temple Stuart Rockport maple dinette & 4 chairs • maple deacons bench • maple coffee & drum table • bentwood rocker • cherry finish executive desk • desk chair & mat • 4 post queen bed • matching dressers • king bed • upholstered top cedar chest • 2 small curios • grandmother clock w/ curio • small vanity w/ mirror & stool • futon daybed • console sewing machine • mahogany drum table • modern roll top desk • assorted sofas & chairs • recliner

ANTIQUES: 30's sideboard • kitchen table w/ 2 plank bottom chairs • sideboard cabinet w/ back splash • Imperial Marigold pitcher • tea pot collection, some English • Centlivre Fort Wayne blop top beer bottle • vintage beer signs: Falstaff, Busch, PBR & more • Pabst Blue Ribbon hanging light • vintage Schwinn ladies bike • small camel back trunk • 2 stamped Ducks Unlimited prints

APPLIANCES: Amana washer & Whirlpool electric dryer • 2 upright freezers • almond refrigerator • 30" electric range • brown garage fridge • black dorm-bar fridge

DECORATORS-HOUSEWARES: Large selection of decorator items • Kincaid lighthouses • Blue transferware • tea sets • matching pottery decorator items • goldenized flatware • SS flatware • pots & pans • dishware • exercise bike • JBL speakers • home stereos • televisions • bedding • canning jars • small kitchen appliances • Bissell vacuum cleaner • silk plants & floral arrangements • Bissell carpet cleaner • roasters • cast iron rooster door stop • collection of ceramic roosters

OUTDOOR ITEMS: 2 cast metal back park benches • concrete fountain • gas grill • porch swing on A frame • trellis bench • metal patio café table • concrete bird bath • 4 umbrella folding chairs • several fishing poles • glass top patio table and chairs • Complete Drum Set in Cases

SEE WEBSITE FOR MORE PHOTOS!!!



LOCATION:
6345 Appaloosa Drive, Columbia City, IN
(Stable Acres is just 2 1/2 miles east of Hwy 9 off of Hwy. 14)

REAL ESTATE: MONDAY, OCTOBER 20 • 6:00PM 4 Bedroom Home, Barn & 2 Acres



HOME FEATURES:

- 4 bedrooms and 1.5 baths • Set upon 2.06 acres w/ mature trees
- Partial walk out basement • Well & septic
- Water softener/rented electric water heater
- 200 amp service with newer 100 amp sub panel
- 24 x 36 newer pole barn with overhead door and concrete floor
- 8'6" x 12' garden shed • 22' x 20' garage with cabinets
- Electric ceiling cable heat • Window air conditioners
- Siding is wood on front - aluminum on other three sides
- 1650 square foot plus 975 basement
- Mature landscaping - large shade trees including many walnut

SELLER: Paula Thiele
AUCTIONEER: Jerry Ehle

260-749-0445 • 866-340-0445
www.schraderfortwayne.com



**REAL ESTATE
Preview:**
Sunday, September 28 • 1-3pm
or call office for private showing.



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne