

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction. The two Tracts will be offered separately and in combination!
DOWN PAYMENT: \$2500 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(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.
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 on or before June 15, 2012.
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 closing. The 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.
AGENCY: Schrader Real Estate & Auction Co. 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express, or im-

plied, 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, 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.



SCHRADER
 REAL ESTATE AND AUCTION
 of Fort Wayne, LLC
 7009 N. River Road
 Fort Wayne, IN 46815
749-0445 • 866-340-0445

Auction Manager:
 Jerry Ehle
 #AC63001504
 #AU19300123

MAY 2012						
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	31		



Follow us on:

SCHRADER CORPORATE OFFICES
 P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 • 260-244-7606 • SchraderAuction.com

SchraderFortWayne.com

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SCHRADER
 REAL ESTATE & AUCTION
 of Fort Wayne, LLC

3 BEDROOM, 2-1/2 BATH, COUNTRY RANCH HOME
3.4 WOODED ACRES, BARN, STREAM
 Offered in 2 Tracts or in Combination

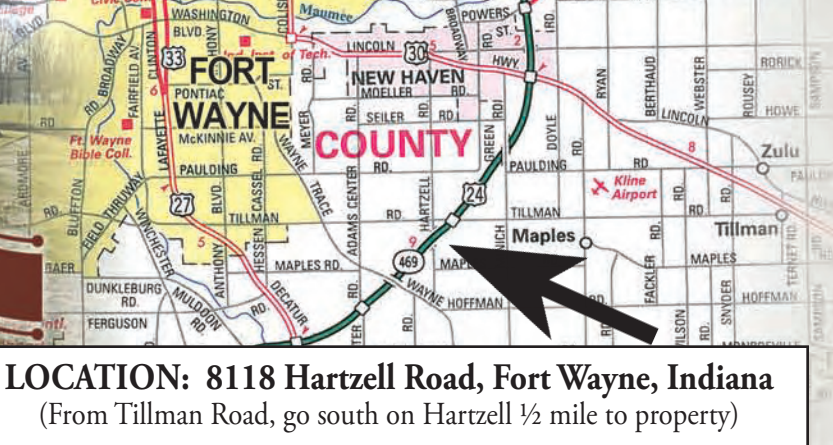
REAL ESTATE
Tuesday, May 1 • 6:00 PM
 &
Saturday, May 5 • 9:00 AM
 PERSONAL PROPERTY

TOOLS • LAWN & GARDEN EQUIPMENT • GUNS
HUNTING GEAR & FISHING TACKLE
 (2 Auction Rings)



8118 Hartzell Rd. Fort Wayne IN

TWO DAY AUCTION



LOCATION: 8118 Hartzell Road, Fort Wayne, Indiana
(From Tillman Road, go south on Hartzell 1/2 mile to property)

3 Bedroom, 2 1/2 Bath, Country Ranch Home, 3.4 Wooded Acres, Barns, Stream
OFFERED IN 2 TRACTS OR IN COMBINATION

Tuesday, May 1 • 6:00 PM • HELD ON SITE

TRACT 1:
Gorgeous, 3 Bedroom, 2 1/2 Bath Ranch, over 2,000 Square Foot! Home Features:

- Situated on scenic 2.72 Wooded Acre lot adjacent to large lake property
- Spacious Front Living Room
- Family Room with Fireplace
- Master Bedroom with Walk-ins and Master bath
- Large Kitchen with Bar, Plenty of Cupboards, and walk-in pantry
- Dining Area off of kitchen
- Bonus Den room
- Laundry Room
- French Doors out to large deck in back
- 2 Car Attached Garage with attic space
- 24 x 30 Detached Garage, heat & central air
- Additional 20 x 14 Detached Garage Plus 8 x 10 Barn
- 5" Well, Asphalt Drive

East Allen School District.
Approximate Annual Total Taxes w/exemptions: \$1400.

TRACT 2: Additional .65 Acre Lot.
Separate Tax parcel to be offered to be combined with home or adjacent land owner!

SELLER: BARBARA MOISTNER and THE LATE JERRY MOISTNER

AUCTIONEER: JERRY EHLE

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of Fort Wayne, LLC

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

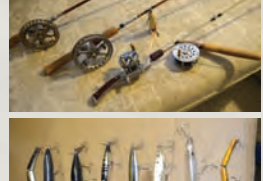
REAL ESTATE PREVIEW:
Meet a Schrader Representative
Sun, Apr. 1, 2-4PM & Thurs, Apr. 12, 5-7PM
or call for a private showing



Tools • Lawn & Garden Equipment • Guns • Hunting Gear & Fishing Tackle
2 AUCTION RINGS

Saturday, May 5 • 9:00 AM

PERSONAL PROPERTY PREVIEW:
Friday, May 4, 9-5PM



COLLECTIBLES: Coinmaster 6000 DI Prof. metal detector • 4 Arrow heads • Norman Rockwell & other plates • U.S. belt buckle • Assorted pocket knives • Never Go Broke pennies • Old compass • Leather pouch • Breyer L&B oil lamp • Adlake-Kero Red RR lantern • Dietz NY No. 2 Blizzard oil lamp • Small collectible cars • Toy John Deere implements • Jason Model 408 Mercury Astronomical telescope • RCA VHS camcorder • 45 Record game calls • Old hunting records & papers • Puraq FW bottle • Misc. small antiques & primitives • Many multi-color marbles • old license plates • Automotive repair manuals •

GUNS & HUNTING GEAR: Colt Official Police 38 Special C1G • Smith & Wesson 38 Special • Phoenix 22 cal. Semi-auto pistol • High Standard Model H-D Military 22 cal. pistol • Arma Lite AR-7 Explorer 22 cal. • Connecticut Valley Arms Kentucky rifle 50 cal. • Unmarked Octagon barrel 22 ga. single shot rifle • Stevens Arms Model 59 410 ga. bolt action • Mossberg model 75 20 ga. bolt action • New England Firearms "Pardner" 410 ga. 3" full choke • Daisy Model 1894 BB gun in box • Much misc. ammunition • Gun cleaning kits • Tasco Pronghorn Ph4 x 32 scope • several small scopes • Tasco 12x-36 x 50 compact zoom spotting scope w/ tri-pod • Woolrich Wool Red Plaid coat - new • Several Camouflage coats, pants • Several hunting hats • Hunting & fishing videos • Buck grunts • Coleman coolers • Gun racks • Several assorted pockets knives • Bow hunting accessories • Hunting Belts • Sleeping bags •

****Gun buyers must be a resident of state of Indiana and must be 21 years or older to purchase guns at this auction. Buyers must not have been convicted of a Felony. Photos of gun buyers will be taken at auction.**

FISHING TACKLE: Mercury Thruster trolling motor • Hummingbird Super 60 Depth Sounder • Action Glas Action rod in cover & case • Antique fishing rod w/ Winona Lake reel • Other assorted antique fishing rods • Antique opaque rod w/ Pflueger Supreme reel • Pflueger Medalist reel • Approximately 50 assorted good fishing rods • Challenger fly rod case • Many fishing reels in boxes - Daiwa, Quantum, Amassadeur, Ryobi, Garcia, Shimano, Zebco, Quick, & more • Cane poles • Ice Fishing poles & tackle • Ice fishing box • Ice auger • Hook honer • Color-C-Lector • Fish knives • Plano 777 & other Plano tackle boxes COMPLETELY FULL • Fishing trophies & plaques • Much artificial baits, hooks, line, much more!! • Warmwater game fish identification chart • LURES: Dozens of each - Minnows, Spinners, Rapala, Rebel, Spoons, Jigs, • OLD LURES: Burke Big Dig 2015x • Burke Little Big Dig 2015 • Burke Bandit 2010 • Burke Pop Top 2014 • Heddon Go Deeper River Runt • Jitterbugs, lg. & small • Deer Weer lures • Kautzky Lazy Ike • Heddon - Zara Mouse, Zara Spook, black & clear, Zara II, Dying Flutter, Black & Minnow • C.C. B co Garrett, IN. lure • Several misc. older lures - no boxes •

WOODWORKING & SHOP TOOLS: Mig-100 Wire Feed welder on mig & flux cart • Ryobi 10" portable table saw on stand • Craftsman 1 1/2 HP router & stand • Buffalo metal cutting band saw • Craftsman belt & circular sander on stand • Craftsman 1/3 HP dual pedestal grinder • Rockwell Delta drill press • Baldor dual bench grinder • Rockwell model 100B router in stand w/ all bits • Skil 10" band saw • Craftsman commercial scroll saw • Chicago 1/2" hammer drill • Milwaukee Sawzalls • B&D, Craftsman, Rockwell circular saws • Saw blades • Moto Shop dremel • Upright sander • Prof Woodworker mortizing machine • Hole saws • Hole sanders • Misc. elect. drills & many bits • Wood bits • Wood chisels • Lg. miter saw • Several pneumatic nailers & staplers • B&D high speed polisher • B&D dual action sander • Rockwell Tru-cut dato • Jigsaws • Sears 3" belt sander • American 4" belt sander • 1/4" Trimmer router • Small pie grinder • Palm sander • Levels • Squares • Long wood clamps • Bar clamps • Stanley door & jamb templates • Scroll saws • Wood brace & bits • Carpenter's boxes • Large wood work bench • HOMAK Professional Model 94290 electronic lock rolling tool chest, 10 drwr. 3 cabinets • Craftsman rolling tool chest • Assorted sizes Craftsman open & combination end wrench sets • Assorted sizes Craftsman socket sets • Screw driver sets • Many hammers • Vice grips • Hex sets • Pliers • Punch sets • Welding clamps • C clamps • Automotive test tools • Gear pullers • Compression test • Ohms meter • Several large & small pneumatic impact wrenches, ratchets, hammers • Torque wrench • Rivet sets • Craftsman tap & die set • Files • Pipe cutters • Pipe wrenches • Pipe fitting tools & acces. • Several tool boxes • Metal saw horses • Metal welding bench & vise • Electricians tool boxes • Electrical hardware • Elec. junction boxes • Much electrical & plumbing hardware & fittings • Plumbing snakes • Utility lighting • Band file for angle grinder • Plate & Edge jointer kit • Solder guns • Heat guns • Cut out tool • Power stripper • Devilbiss & Central paint sprayers • Craftsman fast charger • Portable Pancake air compressor • Blackhawk 1 1/2 ton floor jack • Much automotive fluids & oils • Grease guns • Aluminum appliance dolly • Shop vac • Tarps • Elec. chords • Several hardware organizers • Several misc. tool boxes • Several boxes of misc. tool items too numerous to mention! A huge assortment of hardware, fasteners, bolts, nails, staples! •

LAWN & GARDEN: Craftsman 21 HP YTS 3000 riding mower, 46" cut, 2 yrs old • Craftsman 6 HP 22" mower • Yazoo Master commercial mower w/ 5 ft. front deck • 1600 PSI Power washer • Lawn wagon • Earthway Ewn spreader • Elect. leaf blower • Agri-Fab 14 gal. pull type sprayer • Pull type thatcher • Bicycles • Small snow blower • Large lawn roller • Many misc. garden tools - shovels, rakes, pruners • Garden hose, reels • Lawn sprinklers • Garbage cans • Fuel cans • Buckets • Aluminum & wood step ladders • Wheelbarrow • Chains • Speedaire paint tank • Misc. lumber • Much misc. garden items •

FURNITURE & HOUSEHOLD: Antique 3 tier stacking glass front book case • Large oak library 2-drawer table w/ inlaid top, from FW City Hall • Hanging amber multi-color lamp • Coffee maker • Cookie tins • Turbo Vac 800 • 2 Dr. filing cabinet • Squeeze tomato strainer • Card tables & chairs • Body inversion table • Metal Hon file cabinet • Some misc. house wares & kitchen wares.

