



REAL ESTATE &
PERSONAL PROPERTY
2 AUCTIONS

2 Dates

REAL ESTATE
TUESDAY, JULY 23 • AT 6:00 PM
PERSONAL PROPERTY
SATURDAY, JULY 27 • AT 10:00AM

Auction held on Site

89± ACRES

OFFERED IN 4 TRACTS

Custom Built 1.5 Story Quality Home
Tillable Land
Wooded Recreational, Hunting Land

2005 Cadillac Sedan Deville
Collectibles
Furniture
Appliances & Housewares
Lawn & Garden
Tools
Miscellaneous



www.schraderfortwayne.com

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PAULDING COUNTY • CRANE TOWNSHIP

SchraderAuction.com

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			

JULY 2013

email: auctions@schraderauction.com

#AC63001504, #AU1010080

800-451-2709 • 260-244-7606

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

Auction Manager: Dale Evans, 260-894-0458

Real Estate and Auction Company, Inc.

SCHRADER

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AUCTION TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 4 individual tracts. Any combination of tracts and as a total 89± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total amount of record, general conditions of title, and similar matters or related matters. All tracts sold "AS IS".
DEED: Warranty deed will be delivered at closing.
CLOSING: Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed.
POSSESSION: Possession of the auction tract which includes the home shall be delivered within 30 days after closing. Possession of the other auction tracts shall be delivered subject to tenant's rights for the remainder of the 2013 crop year.
REAL ESTATE TAXES: Buyer shall assume real estate taxes beginning with the 2014 calendar year taxes due and payable 2015, except that the real estate taxes for the auction tract which includes the home shall be prorated EVIDENCE OF TITLE: The Seller shall provide a preliminary opinion or certificate of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase the insurance, the cost thereof shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar matters or related matters. All tracts sold "AS IS".
SA INFORMATION: Contact Auction Company for farm number and farm bases.
FASEMENTS: Sale of the property is subject to any and all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.
AGENCY: Schrader Real Estate and Auction Company, Inc. 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 this brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, 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.
OTHER ORAL STATEMENTS MADE.
ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



2 AUCTIONS - 2 Dates

TUESDAY & SATURDAY, JULY 23 & 27

AUCTION LOCATION:

12612 Road 8, Cecil, Ohio 45821

DIRECTIONS: From US Hwy. 24, take Exit 13 onto US Hwy. 127 N. Immediately north of overpass, turn west on Paulding Co. Rd. 224 & travel 1 mi. Turn north on Paulding Co. Rd. 105 and travel 2 mi. to Paulding Co. Rd. 8/Defiance-Paulding Co. Line Rd. Turn east and travel 1 mi. to property on south side of road. **From Ohio Rte. 18 in Sherwood**, take US Hwy. 127 South for 1.4 mi. to Jericho Rd. 33. Turn west, travel ½ mi., and then turn south onto Platter Creek Rd. 126. (Platter Creek Rd. 126 becomes Paulding Co. Rd. 8/Defiance-Paulding Co. Line Rd.) Travel 1 ½ mi. to property on south side of road.



34 miles from Ft. Wayne, IN • 16 miles from Defiance, OH



Tract 2



The home is located in a peaceful, rural, partially-wooded setting including a ¼ acre stocked pond and gorgeous views. The premium 4-bedroom, 3-bath house includes handicap accessibility, custom storage, and special attention paid to detail throughout.

- Main level is very spacious w/ large eat-in kitchen & dining room; light, airy living room w/ built-in lighted corner cabinet, wood burning fireplace, & tray ceiling w/ recessed lighting; large master bedroom w/ 2 walk-in, custom-designed closets; laundry area w/ utility sink & overhead storage; office w/ work surface & overhead storage
- Upstairs includes 2 large bedrooms, a sitting room, & a bathroom
- Partial, ready-to-finish basement
- Kitchen has custom Grabill oak cabinets w/ top & bottom lighting; Corion countertops; large island w/ 2nd sink & attached Corion round table; walk-in pantry w/ custom shelving & spice organizer; Jennair Grill & Griddle w/ convection oven & down draft; Amana side-by-side refrigerator w/ bottom freezer drawer; Bosch dishwasher
- Bathrooms have custom vanities & walk-in showers; Jacuzzi tub in master bath

INSPECTION DATES:
Sunday, June 30, 2-4 pm and
Sunday, July 7, 2-4 pm
or call Dale Evans at 260-894-0458 for a private showing.

- 6-panel solid oak doors throughout
- Wide halls & doorways for a wheelchair
- Energy efficient features including 2"x6" exterior walls; foundation covered w/ ¼" styrofoam coating; heavily insulated; energy efficiency windows; premium siding
- Water Furnace Geothermal Heating & Cooling system w/ new pump in 2011; dual 40-gal. electric water heaters; Artesian Water Conditioner
- Trex all-weather front porch; covered back deck w/ French doors
- 3-car oversized garage w/ attached workshop & additional 200 amp service

ROOM DIMENSIONS

Main Floor:

Kitchen	17' x 13'
Walk-in Pantry	5' x 5'
Dining Room	18' x 13'
Living Room	22' x 18'
Family Room	13' x 12'
Master Bedroom	18' x 13'
Master Bathroom	12' x 10'
Bedroom	13' x 11'
Bathroom	6' x 5'
Utility Room	9' x 7'
Office	13' x 6'
Year-round Porch	15' x 4'
Covered Deck	12' x 10'

Upstairs:

Bedroom	18' x 11'
Bedroom	18' x 11'
Sitting Room	12' x 11'
Bathroom	7' x 6'

PERSONAL PROPERTY • SATURDAY, JULY 27, 10:00 AM

2005 Cadillac Sedan Deville, gray, V8, leather interior, well-maintained, 118,746 miles. VIN # 1G6K-D54Y15U100668

COLLECTIBLES: Fenton Hobnail • West Moreland • Merrie Olde England dishes • Spode • Roseville, Ohio yellow ware crock bowls, set of 3 • Majolica fine bone China cups • Thompson Pottery Christmas Snowman pattern, 8 place settings • several Snow Village hand painted ceramic sets (many discontinued sets) • misc. Pfaltzgraff Yorktown pieces • blue splatter crock bowls • misc. crocks • several pieces & sets of pottery & China in all-white and blue & white - to include plates, platters, serving bowls, teapots, cream & sugars, salt & peppers, candlesticks, wall plates • much more

FURNITURE: Sewing armoire w/ built-in rolling shelves & roll-out extension leaves • high-back, completely adjustable sewing chair • Riverside medium oak entertainment center & (2) matching book shelves • Pennsylvania House lighted china cabinet (80" tall x 64" wide) • 4 ½' round glass top dining table • (2) sets of 4 dining room chairs • Berne sofabed, blue • (2) love seats - blue print • sectional sofa, white • light brown leather recliner • marble-top lamp table • Old World high-quality, ornate king bedroom suit - includes matching head & foot boards, marble-top night stands, chest, entertainment center • (2) double-shelf & (2) single-shelf wood book cases in medium • black buffet • lamps • framed pictures

OWNERS:
WILLIAM AND ELIZABETH VOGELSONG

APPLIANCES & HOUSEWARES: Frigidaire Commercial 6' upright freezer • Amana refrigerator w/ bottom freezer drawer • front-load washer & dryer • Souder Office work units (new in boxes) includes lateral files, peninsula, & work station • Stereo equipment • Xerox 5614 black & white copier w/ stand • Diamondback 1100U deluxe exercise bike • Oreck XL vacuum • baby monitors • folding tables & chairs • lateral files • corner computer stand • George Foreman indoor grill • clean small kitchen appliances • Victorio manual strainer/saucer • large & small pressure cookers • canning supplies (including blue jars) • electric roaster • large roasting pans & cake pan • granite roaster • stainless bowls • white Samba porcelain, 12 place settings • Le Creuset sauté pan • misc. cookware, bake ware, serving ware, utensils • many pieces & sets of white dishes • several tubs of craft & décor items • much asstd. fabrics & sewing notions

LAWN & GARDEN: DR Field & Brush Mower 18.5, self-propelled, walk-behind, electric start, 31" deck w/ Kawasaki motor KAI 17.0 FH541V • Cyclone Commercial Pro pull-type rake, Jet Path vacuum system, 7 hp OHV • JD 425 riding mower, hydrostat, hydraulic lift, 60" deck, 1347 hrs. • Briggs & Stratton Huskee 22" 5.5 hp 550 Series push mower • (2) Briggs & Stratton 20" 3.5 hp push mowers • Stihl FS45 weed trimmer • Garden Way brush scythe • Garden Way 2-in-1 Chipper/Shredder, Model 204, Super Tomahawk w/ Tecumseh engine • Simplicity 520 20" snow

blower • 4' lawn roller • 6'-3 pt. snow blade • Agri Fab 125 pull-type broadcast spreader • small push-type broadcast spreader • Mantis 8" tiller/cultivator • Black & Decker 22" hedge trimmer • JD 33"x44" 2-wheel dump bed utility trailer • 2-wheel 5' x 8' metal trailer w/ mesh floor (no title) • Coleman Powermate Black Max Series 115V air compressor • Stihl 028 AV Super 21" chain saw • Schumaker 10 amp battery charger • hoses & reels • ext. cords & power strips • shovels, hoes, rakes, brooms, axes • misc. lumber • misc. landscape stones • fuel cans • planters • misc. garden chemicals • Suncast plastic lawn storage chair • folding & stackable lawn chairs • coolers • croquet set • campfire cookers & grill accessories • large cast-iron kettle w/ handle (2' diameter)

POND: 6' Water Hawg pond bubbler/water circulator • 9 ½' rowboat • boat oars

TOOLS: Craftsman 10" 2.75 hp table saw • Duracraft bench grinder on stand • 2'x4' wood workbench • Skil 18V cordless drill • circular saws • blow torch set • Wagner power roller painter • articulated aluminum ladder • Werner step ladder • Lufkin measure wheel • 4' levels • sledge hammers • Craftsman toolboxes • wood & metal shelving units • appliance & utility dollies • 5.0 HP wet & dry shop vac • portable electric heaters • misc. tools, hardware, paint supplies

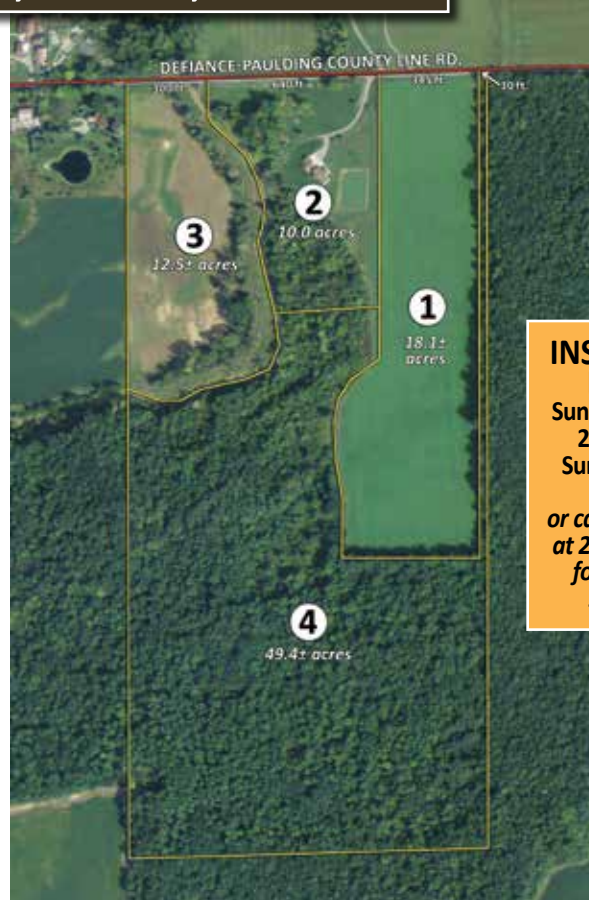
MISCELLANEOUS: (2) Wayne Dalton Model 9100 9'x7' almond garage door kits (includes tracks, doors, hardware) • vinyl vertical blinds for patio doors

REAL ESTATE • TUESDAY, JULY 23, 6:00 PM

89[±] ACRES

OFFERED IN 4 TRACTS

- TRACT 1:** 18.1± Acres of level, prime tillable land. Roselms silty clay loam is the predominate soil type.
- TRACT 2:** Quality, custom-built 2,900 square-foot, high efficiency, 1.5 story home and pond on 10 partially wooded acres.
- TRACT 3:** 12.5 Acres of tillable and wooded land. The 2 predominate soil types are Shoals silt loam and St. Clair silty clay loam. Excellent drainage outlet via the open ditch.
- TRACT 4:** 49.4± Acres of wooded land. Combination of hardwoods with some small open areas ideal for food plots. Investigate the recreational and income potential of this wooded paradise with deer and turkey hunting at its finest. 30' of owned access off of Paulding-Defiance County Line Rd. 8.



Tract 1



Tract 3



Tract 4

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