



SCHRADER
REAL ESTATE AND AUCTION
by Fort Wayne, LLC

7009 N. River Road
Fort Wayne, IN 46815
260-749-0445 • 866-340-0445

Auctioneers: Jerry Ehle & Mike Roy
Auction Manager: Jerry Ehle
#AC63001504, #AU19300123

SchraderFortWayne.com
EhleAuctions.com

OCTOBER 2015

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



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Real Estate Auction Terms and Conditions

shall be pro-rated to the day of closing.
ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey for each of the Tracts. Solely the Seller shall determine any need for any other survey. Seller and successful bidder(s) shall each pay half (50/50) of the cost of the surveys. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.
AGENCY: Schrader Real Estate & 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 "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, 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.

PROCEDURE: The property will be offered in 3 tracts, and combination of the tracts. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on each tract and the combination may compete.
DOWN PAYMENT: \$2500 down on each Tract with the balance in cash at closing. The down payment may be made in the form of 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's site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.
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's Deed(s).
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of the auction. Costs for an insured closing shall be shared 50/50 between Buyer(s) and Seller.
POSSESSION: Possession shall be on day of closing on Tracts 1 and 2, immediately following the closing, and subject to any of tenant rights farmer's crops. Tract 3- tenant lease is until December 31, 2015. Seller to retain rents and profits from remainder of lease. Buyer has the right to renew lease or give written notification to tenant, 30 days prior to end of lease.
WELL: Currently all three homes share a well located at the main house. If sold separate, the buyers of tracts 2 & 3 will have 90 days to obtain a well at buyer(s) expense.
REAL ESTATE TAXES: The Real Estate taxes

18758 Old US Hwy 30, Monroeville, IN

Jeanne J Kelly Farms



Major East Allen County AUCTION
Real Estate & Personal Property

"Offering One of the Area's Premiere Estates"

SATURDAY, OCTOBER 31 • 10 AM SHARP!

3 Homes Offered in 3 Tracts

Exquisite Furniture - Modern & Antique • Antique & Collectible Glass • Farm Antiques
Primitives • Lawn & Garden Equipment & Shop Tools



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18758 Old US Hwy 30, Monroeville, Indiana

OPEN HOUSE TO PREVIEW THE REAL ESTATE:
Sunday, October 11
1 - 4pm, or call office for private showing!
260-749-0445

REAL ESTATE: Sells @ 10:00 AM



TRACT 1- 18758 Old US Hwy 30. Stately Brick home, approx. 4.5± Acres

- Built in 1985
- Over 3300 square feet
- 3 bedroom
- 4 car attached garage
- Formal dining room & parlor
- Finished partial basement
- Leaded glass windows
- 2 brick courtyards
- 18 x 25 family room with brick fireplace
- Large concrete driveway
- Whole house generator
- 70 x 80 restored barn, grainry, hog barn, poultry barn, & 11 other historical farm structures



TRACT 2- 18760 Old US Hwy 30. 4 BR modular home, approx. 2± Ac.

- Built in 1995
- Over 2000 square ft.
- Full basement
- 2.5 baths
- 20 x 24 garage
- 20 x 28 back deck
- Large front deck



AUCTIONEER'S NOTE:

This is a large auction! Plan to attend! Running 2 rings! Bring a friend!

REAL ESTATE & PERSONAL PROPERTY BOTH START AT

10 AM



PERSONAL PROPERTY: Beginning @ 10:00 AM in the barn

FORD PICK UP: 1993 Ford F150 XLT extended cab, 5.0 L, AC, cloth interior, sliding windows, all power, 40,500 miles

MOWERS & LAWN EQUIPMENT: 2013 Scag Freedom Z commercial zero turn mower, 61" cut, mod# FS730Z, Kawasaki motor • Cub Cadet Commercial zero turn mower, "The Tank", 900 hrs, 25HP Kawasaki • Cub Cadet 2135 Hydrostatic mower, 206 hrs • Wheel Horse 417-8 tractor, 17HP • 2 Trac Vacs • walk behind 24" snow blower • 25 gal. yard sprayer • pull spreader • garden trailer • Karcher power washer • Husqvarna 3100 power washer, like new • Poulan 14" chain saw • Stihl gas hedge trimmer • gas & electric hedge trimmers • lawn & garden tools & supplies • aluminum extension ladder • outboard motors • asrt. hand tools

STERLING-GLASSWARE-POTTERY: Gorham Camillia sterling flatware, partial ser. of 12 • Noritake Goldkin china ser. of 12 • Johnson Bros. Friendly Village set of china • amber glass castor set • Silver plate tea service • large quantity silver plate & elegant serving pcs. including punch bowl • Mexican Sterling candle holders • Roseville 179-7 Magnolia Blue handled vase • Hull B-9-8 1/2" Bowknott vase • Bohemian goblets • Iris clear vase • flow blue platter • selection of Fenton & Fostoria • several porcelain figurines • Fry petal ware charger • large collection of English ironstone" Maine W. Hulme" • EAP green pitcher, tumblers • collection of Jewel Tea & vintage Pyrex • McCoy mixing bowls • 100+ pcs of Candlewick • Royal Dux

boy & dog • RS Germany deep bowls • Milli Fiori tea pot & vase • Tengra porcelain figurine • LLadro ballet girl

ANTIQUES, COLLECTIBLES:

Green enamel cook stove • Weber wood wagon box • primitive feed box • Monroeville Shifferly Bros. thermometer • Zulu Couillardot's '55 calendar • Colt 45 cap pistol in leather holster • coffee mill • Lionel train layout, 2037 locomotive & 20+cars, cattle loader, beam loader, Sante Fe double locomotive

4" compass in leather case • 5 vintage handmade quilts • many ornate picture frames • portraits & pictures • many original paintings • oil lamps • console stereo • Eastlake fern stand • farm primitives • barn lanterns • several fur coats, raccoon & mink • painted white milk stool • crocks & crock bowls • enamelware • vintage red wagon • Native American prints by A. Houser-Planche 25 • horse weather vane

1000's OF BOOKS: all types & topics

ANTIQUE-COLLECTIBLE FURNITURE: Henredon green formal sofa • Davis French Provincial writing desk-secretary • Baker green leather chair • original step back cupboard • copper hall mirror-hat rack

• large gold wall mirror • walnut wash stands • commode • many needle-point chairs • rocking chairs • painted green writing desk & chair • French provincial settee • Eastlake parlor table • cedar chests • military foot lockers • vintage white metal patio chairs • Frederick Cooper table lamps

DREXEL & OTHER MODERN FURNITURE:

Drexel kidney shaped desk • Drexel sectional • Drexel chess table • Drexel double twin beds bedroom suite • Howard Miller grandfather clock • Tho Jackson Preston grandfather clock • Drexel 4 pc table set • Kindel French Provincial dining room suite, table & 6 chairs, buffet • Jasper mahogany chest • Link Taylor armoire • Stanley bed & armoire • curio cabinets • 2 platform rockers • rattan chair • many upholstered living room chairs • side & occasional chairs • dinette table & 6 chairs • game table & 4 chairs • Ficks Reed bamboo chair & ottoman • 3 sofas

LARGE QUANTITY DECORATOR ITEMS:

Brass deer & cat figurines • paintings & pictures • mirrors • floral arrangements • linens & tablecloths • 1000's of items • 14' runner rug • area rugs

APPLIANCES & HOUSEHOLD:

Samsung 40" flat screen TV, 2007 • Frigidaire 21 cf upright freezer, new in 2010 • Fisher speakers • Sansui 7500 receiver • Whirlpool SS side by side refrigerator w/ water & ice in door • Frigidaire stacking washer & dryer • Norge washer & elec. dryer • Lowrey Symphonic Citation Theatre organ • 3 vacuum cleaners



PERSONAL PROPERTY TERMS: Cash, Check, Mastercard / Visa. A 4% convenience fee will be charged on all credit card purchases! No Buyer's Premium • No Sales Tax!!

SELLER:
Jeanne Kelly
Life Estate

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