

# Historical Allen County Country Estate

9731 Wayne Trace, Fort Wayne, IN 46816



AUCTION

2 Dates

Real Estate  
Personal  
Property

MONDAY, OCTOBER 30  
at 6:00 PM

SATURDAY, OCTOBER 28  
at 10:00 AM

# 33.49± acres



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Offered in 2 Tracts

# 33.49± acres



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|              |     |     |     |     |     |     |
|--------------|-----|-----|-----|-----|-----|-----|
| OCTOBER 2017 |     |     |     |     |     |     |
| 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  |     |     |     |     |

709 N. River Road Fort Wayne, IN 46815  
SALE MANAGER: MIKE ROY  
260-749-0445 | 866-340-0445  
#AC63001504 • #AU08602044  
CORPORATE HEADQUARTERS:  
950 N. Liberty Dr.,  
Columbia City, IN 46725



9731 Wayne Trace, Fort Wayne, IN 46816

2 Dates

# 33.49± acres

Real Estate &  
Personal Property

AUCTION

# 33.49± acres

Allen County, Indiana  
9731 Wayne Trace,  
Fort Wayne, 46816

## Real Estate

MONDAY, OCTOBER 30 at 6:00 PM

**- 1913 BRICK HOME ON 33.49± ACRES TO BE SOLD IN 2 TRACTS -**

**TRACT 1: 13.88± ACRES, HOME, LAKE AND BARN**

**TRACT 2: 19.61± ACRES, TILLABLE ACREAGE**

**TRACT 1: 5 bedroom 3 bath historical brick farmhouse.** This home was originally located at Emmanuel Lutheran Church at Soest serving as it's parsonage since 1913. In 1993, the home was lovingly relocated and updated featuring a full basement, three car garage, wrap around porch and 22' x 22' sunroom.

Enter into the side covered entryway into a large dining room that opens up into the living room. The first floor features 2 bedrooms, full bath, enclosed front foyer, eat in kitchen and the large sunny sunroom overlooking the 5 acre lake. The lake is fully stocked with an abundant supply of bass & bluegill. The basement has a large finished family room with brick gas fireplace, full bath, ample utility room and large workshop area with separate outside entry.

The second floor has 3 bedrooms, full bath and a kitchen area. The upstairs has two stairways leading to it and has access to the floored attic space above the three car garage.

The three car garage is 24' x 36' with 3 openers and a floored walk up attic. There is a 24' x 32' two story barn with a covered side porch. The barn has full concrete floor and water.

*Other home features:*

- High-efficiency forced air furnace with central air conditioning
- Natural gas service
- All natural hardwood trim and flooring throughout - mostly original to this 1913 home
- Full concrete driveway
- Mostly original and period light fixtures
- New carpet in sunroom and upstairs
- Custom brick mailbox

**Tract 2: 19.61± acres** mostly tillable farmland. This has over 550' frontage on Emanuel Road. This tract rolls slightly in the center and would make a great country building site or small mini farm operation.

**OPEN HOUSE DATES:**  
Sunday, September 24  
Sunday, October 1  
2:00 - 4:00 pm



**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne

**SELLERS: Dan & Eileen Spieth**  
SALE MANAGER: Mike Roy, 260-437-5428

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## Personal Property

SATURDAY, OCTOBER 28 at 10:00 AM

**COLLECTION OF QUALITY ANTIQUE FURNITURE:**

Step back cupboard • Walnut wardrobe • knock down walnut wardrobe with drawers • cherry plantation desk • press door kitchen cabinet • mahogany bedroom suite with full bed, chest on chest and vanity-desk • mahogany cedar lined blanket chest • marble top Eastlake three drawer dresser • spoon carved ¾ bed • glass sided china cabinet with carved back splash • Victorian hall tree with seat • primitive dry sink with beaded doors • several lamp and parlor tables, some Victorian, some Eastlake • 11 drawer oak file cabinet with 9 card drawers • (4) round oak pedestal tables with many leaves, some seat 14 people • several matching sets of antique chairs, T back, plank bottom, cane seat and many more • large dresser with mirror • Empire library table • white painted bead board cabinet • oak church pew • Mission china cabinet • unusual wash stand with towel bar & mirror • wash stand with towel bar • very ornate Victorian side chair • serpentine front small dresser • cast iron ornate dressing bench • several rocking chairs • youth chair • many pieces white wicker: settees, porch chairs, tea cart, side chairs, table and much more • white painted bench • swivel desk chair • primitive pine wash stand • several cast metal floor lamps • oak teachers desk

**ANTIQUES & COLLECTIBLES:**

Collection of framed prints and pictures: Victorian children, religious, German and much more • Wall mount hat rack with mirror • hand carved wall cabinet, very unusual • wicker baby buggy • several painted hurricane lamps • ornate kitchen Ingraham clock • wooden butter churn • maple dough box on legs • Hoosier Cabinet spice jars and shakers • several oil lamps • barn lanterns • assorted St. Clair paperweights • Lefton angel figurines • pair of oval angel pictures in ornate frames • vintage Lincoln Logs and Tinker toys • enamelware • EAPG massive punchbowl with under plate and cups • several crocks and stoneware pieces • crock jugs • several leaded glass windows • primitive coffee mill • Hamilton Springs Harry James poster • Marx metal doll house • German house blessing picture • vintage Christmas including many Shiny Brights • globe with chrome base • red and chrome Cosco stool • carved walking sticks and canes • wood drying rack • Honda Kick and Go scooter • child's rocking horse • camel back trunk • china, plates, bowls and assorted glassware • milk glass Easter Egg • hat pins in china holder • copper boiler • 7UP metal sign • Bud Light neon sign

**TRACTORS & LAWN AND GARDEN & TOOLS:**

Ford 800, live PTO, great condition, runs good • '57 McCormick Farmall Cub with 59" Woods belly mower, ser# 203584J, runs good • '50 Allis Chalmers WC, dual, weights and coupler hitch • 2006 Simplicity Citation zero turn mower, 23 HP, 52" deck • Toro 521 snow blower • front tine tiller • 8250 watt generator • Stihl string trimmer with poly bades • Stihl MS 361 & 021 chain saws • extra heavy duty 48" lawn roller • wheel barrows • large selection of garden tools • large wood work bench • 14" band saw on stand • benchtop ½" drill press • Delta chop saw • small portable air compressor • bench grinder on stand • many Makita and other power drills, saws and many other tools • large selection of hand tools • large wood clamps • garage and gardening supplies

**MODERN FURNITURE AND APPLIANCES:**

Magnavox console stereo in colonial dry sink cabinet • Pair of blue wing back living room chairs • blue double reclining sofa • pair of blue recliners • large sectional • maple bookcase • large executive desk • café table • apartment size upright freezer • washer and gas dryer • 40's Magic Chef enamel gas stove • console sewing machine • glass drink dispensers • 3 crock electric warmer • dehumidifier

**OUTDOOR:**

8' square aluminum pond raft with ladder • metal and other vintage lawn chairs • (2) porch gliders • concrete benches and figurines • garden angels • cast metal white café table and chairs • concrete bird bath • red wagons • (3) long wood picnic benches • large gas grill on trailer

Visit our Website for More Photos!

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered at oral auction.  
**DOWN PAYMENT:** Tract 1: \$5,000 down on the day of auction, Tract 2 or combination of tracts: 10% 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.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller will 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 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. of Fort Wayne, LLC, 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 "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

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