

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$1500 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 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: Seller shall be responsible for all real estate taxes due at the time 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 will provide an owner's title insurance policy.

shall be at the Seller's option and sufficient for providing title insurance. **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. Where "IS" basis, and no warranty 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 ANY OTHER ORAL MATERIAL OR ANY OTHER PRINTED STATEMENTS MADE.**



709 N. River Road
 Fort Wayne, IN 46815
 749-0045 • 866-340-0445

AUCTION MGR:
 Jerry Ehle
 #AC63001504
 #AU19300123



APRIL 2014						
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			

FOLLOW US:

Personal Property: 9:00am • Real Estate: 12:30pm



1801 Purdue Drive, Fort Wayne, IN (Auction held on site)

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
 EhleAuctions.com



1.5 Story, 3 Bedroom Home on Corner Lot with Basement, Garage, Gas Forced Air/Central Air



1801 Purdue Dr, Fort Wayne, IN • Located just off of W State Blvd in Poinsett Park
AUCTION
SATURDAY - APRIL 26
 Personal Property: 9:00am • Real Estate: 12:30pm



Antiques • Collectables • Furniture
 Appliances • Electronics • Tools • Household • Antique Books

SCHRADER REAL ESTATE & AUCTION OF FORT WAYNE
 866-340-0445 • SCHRADERFORTWAYNE.COM

AUCTION Real Estate & Personal Property

SATURDAY · APRIL 26

LOCATION: 1801 Purdue Dr. Fort Wayne (Located just off of West State Blvd. in Poinsett Park)

DIRECTIONS: From West State Blvd., turn north onto North Highlands Blvd., turn left onto Purdue Dr., house on corner

Home Features:

- 1.5 story home
- 1900+ Sq. Ft. including basement
- 3 bedrooms, 1.5 bathrooms
- Full basement w/ washer & dryer hookup gas
- Kitchen w/ electric range, dishwasher and garbage disposal
- Dining area w/ parquet floor
- Family room w/ brick fire place
- Living room w/ hall closet
- Lenox GFA furnace new 2004
- Central air
- 1 car attached garage
- Aluminum siding
- Vinyl replacement windows
- Open concrete patio w/ 3' picket fence
- Cornet lot
- Off street parking



Real Estate at 12:30pm



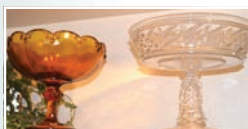
Personal Property at 9:00am

Vintage & Modern Furniture: Lane wing back recliner / retro upholstered chair / Lazy boy recliner / Action Industries wing back recliner / retro couch / lamp tables w/ doors / occasional tables / 1 drawer lamp tables / cast iron base foot stool / antique oak spindle back rocker w/ upholstered seat / upholstered wing back chair / floral print couch w/ matching love seat / wood child's rocker / wood coffee table / set of 4 folding wood TV trays / 3 tier stand / retro recliner / pair mid-century lamp tables w/ matching coffee table / rocking swivel arm chair / folding card tables / wood dining table w/ 4 chairs / roll top secretary / wood hall tree / dinette table w/ 2 metal frame chairs / 3 shelf book case / full size mid-century blonde bed w/ matching dresser and mirror / French provincial dresser with mirror / 2 door half cabinet / wood duck magazine rack / wood plant stand / vintage upholstered arm chair / wood side chair w/ floral upholstered seat and back / wood display cabinet with sliding glass doors / 4 drawer waterfall dresser w/ matching vanity and mirror / vintage upholstered arm chair w/ cane sides / cedar blanket chest / antique 2 door nightstand / wood 2 tier display stand / Full size bed w/ upholstered head board and metal frame / antique empire dresser w/ mirror / 2 sets of retro metal framed bar stools / 2 door metal cabinet / 11 drawer metal filing cabinet

Antiques, Collectables & Glassware: Manning Bowman pewter stein / Crooksville pottery mug / C/S Bavaria bowl w/ flower pattern / Carnival glass pitcher & covered candy dish grape & leaf pattern / carnival glass pedestal candy dish & footed candy dish / antique finger oil lamp / amber colored blown glass bird / Paris souvenir metal ashtray / Jim Beam decanters / antique sad iron / 7" Poole silver bowl #502-6 / #2 Queen Anne oil lamp / 1914 Chicago pottery mug / 2 German steins / amber glass pedestal dish / small Alexander Backer chalkware bust / Summit Bank Fort Wayne leather coasters / vintage eye glasses / antique aladdin oil lamp with yellow glass base / long narrow framed print of Victorian lady / 2 St. Clair paper weight table lamps w/ lead crystal bases / pair Victorian figurines / vintage General Electric console floor model radio w/ record player / 300+ 45 RPM records mixed genre Elvis, Supremes, Bobby Vincent, Yoko Ono, etc. / 50+ 78 RPM records mixed genre / 5 gallon handled stoneware crock marked "Hamilton & Jones Greensboro PA" W/ cobalt blue trim / Gesetzlich Geschutzt D.R.G.M. 154927 #744 German Stein 14" tall w/ lid / Schlitz beer advertising clock / Fraternal Order of the Eagles outside thermometer / large antique Stromberg Carlson Tel. Mfg. wall mount crank telephone pat. Date 1897 / vintage monophone rotary telephone / vintage art pottery ashtrays / nest of 3 Hall pottery bowls "jewel tea" pattern / 1951 Underwood typewriter / St. Clair flower paper weight / St. Clair blown glass bud vase / Royal Pottery Staffordshire England 2 pitchers & 1 cup / floral toothpick holder Germany / Occ. Japan Victorian man & lady figurine / Florence Ceramics Lillian & Louise lady figurines / 2 bowls & cup Minton china made in England / La Belle hand painted creamer & sugar / sterling weighted candle holders / Carnival glass vase / 10 Norman Rockwell collector plates / Carnival glass & blue opalescent toothpick holders / American Fostoria stemmed glasses 6 tall, 6 short / Arcoroc France drinking glasses / 32 piece Noritake china set "Laureate" pattern / nest of 3 Fire King Jadeite mixing bowls / costume jewelry / police buttons from uniform / Fraternal Order of Police badge & pins / Fraternal Order of the Eagles Fort Wayne medal w/



OPEN HOUSE: Sunday
April 6 from 2-4pm



[View more photos online](#)

ribbon / Military pins, good conduct medal, photographs, certificates, Black Panther patch, 40,000 members 66th division Black Panther books / red art glass double handled dish / antique oil lamp w/ milk glass base / perfume bottle w/ stopper / elf pin box / amber pedestal bowl / vintage console sewing machine / pair of antique pink satin glass dresser lamps / vintage portable Columbia 360 turntable record player in leather case / retro 1960's Samsonite Fashionaire Marimekko luggage w/ floral print / 8 James McBride framed Fort Wayne prints / antique copper tea kettle & mug / Falstaff Beer tapper, book, hat and bottle opener / vintage bottle openers & swizzle sticks / "Dogs Playing Poker" tapestry

Antique & Collectable Books: "A Tramp Abroad" Mark Twain 1880 w/ letter enclosed from Mark Twain Assoc. dated 1935 signed Ida B. Judd / "The Gilded Age A Tale of To Day" Mark Twain 1874 / "Innocents Abroad or New Pilgrims Progress" Mark Twain 1870 / "Shepard of the Hills" Harold Bell Wright 1907 / Patent office report 1855 / "The Religion of Kindness" Walter M. Gallichan / "Remains of Gospel and Sayings of Christ" Bernhard Pick P.H.D 1908 / "Longfellow's Complete Poems" Henry Wadsworth Longfellow 1879 / "Poems You Ought to Know" selected by Elia W. Peattie 1902 / "The Torch is Passed, The Death of a President" Associated Press 1961-63 / "Scarlett Letter" Nathaniel Hawthorne 1893 / "Fraternal Order of the Eagles" 1909

Appliances, Electronics, Household, Tools: Kenmore 18 cu. Ft. refrigerator / Whirl Pool washing machine / Frigidaire clothes dryer / White Westinghouse upright freezer / Westinghouse electric roaster / vintage 1960's General Electric refrigerator / microwave / toaster oven / misc. small kitchen appliances / RCA television / VCR w/remote / Symphonic DVD player / Philips television/ DVD'S & VHS tapes / misc. kitchenware, glasses, dishes, casseroles & cookware / Corning, Pyrex & Fire King / brass eagle on marble book ends / brass figurines and candle holders / Carvel Hall stainless knife set / Oneidacraft stainless flatware set Textura pattern / framed prints / Elgin quartz anniversary clock / jewelry boxes / table & floor lamps / artificial flower arrangements / wall mirrors / ceramic pedestal plant stand / crochet doilies / pair of Coat of Arms wall hangings / small crystal basket, bowl & candle holders / 2 brown wigs & a hair piece / assortment of Christmas decorations including Fort Wayne glass balls / Red Mill wood duck decoys / amber hen on nest / hard and soft cover books / beer steins / misc. bar items / teddy bears / misc. figurines and home décor / exercise bike / Craftsman 8 gal. shop vacuum / resin table & 4 chairs / 6 piece patio set / 8 ft. folding table / 5 ft. step ladder / misc. hand tools / hammers, wrenches, pliers, screw drivers, saws, etc. / misc. yard and garden tools / pitch fork, shovels, limb trimmer ,galvanized sprinkler can, etc. / misc. hardware and organizers



OWNER: MILDRED HAFFT ESTATE

AUCTIONEER: JERRY EHLE • 260-749-0445 • 866-340-0445

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