

**PERSONAL PROPERTY AUCTION TERMS:**

Cash, Check, Mastercard, Visa, 4% convenience fee on credit card purchases.

All handguns will be registered and transferred by Tomlinson Shooting Supplies, Located 8475 U.S. 33, Churubusco, IN  
Guns will be sold approximately 10:00am.

**REAL ESTATE AUCTION TERMS:**

**PROCEDURE:** The property will be offered at public 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 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. 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 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 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, 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 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 & AUCTION  
*of Fort Wayne, LLC*

7009 N. River Road  
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**AUCTION MANAGER:**  
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more photos online: [www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)

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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				

**260-749-0445 • 866-340-0445**  
[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)



13409 WESLEY CHAPEL RD. & 9101 AETNA RD., FORT WAYNE, IN

# 2 Homes & Huge Personal Property AUCTION

*2 dates*

PERSONAL PROPERTY: **SATURDAY, OCTOBER 7 @ 9 AM**

REAL ESTATE: **MONDAY, OCTOBER 9 @ 6 PM**



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



# AUCTION

NORTHWEST ALLEN SCHOOLS

13409 Wesley Chapel Road  
& 9101 Aetna Road

(Properties are across the road from each other)

**REAL ESTATE OPEN HOUSE DATES:**  
Thurs., September 14, 5-7PM  
& Sun., September 17, 2-4PM  
Or call for private showings!

PERSONAL PROPERTY:

**Saturday, October 7 @ 9 AM**



**HANDGUNS:** Bersa model 383-A .380 cal • Beretta model 96 .40 cal • S&W model 4049 .40 cal • S&W Parabelum model 915 9mm • S&W 45 Tactical model 4583 TSW • S&W model 36-2 .38 Special • S&W Airweight .38 special • S&W .357 Mag • S&W model 5246 9mm • S&W model 4506-1 .45 cal auto • S&W .44 mag revolver • S&W model SW9V 9mm • S&W model 489 9mm • S&W model 13-3 .357 mag • S&W model 57-1 .41 mag • (6) S&W .38 Special • Taurus-Brazil .357 Mag • Taurus model 85 .38 special • Taurus .38 special • Colt Pony Series 90 .380 auto • Colt .45 cal • Colt Commander M1991A1 • (2) Glock-Austria 9 x 19 9mm • Glock-Austria model 17 9 x 19mm w/ red dot scope • Glock 20 10MM • Glock 21 .45 auto • (3) Glock 23 .40 cal • Glock 27 .40 cal • Glock 30 .45 cal • Glock-Austria model 27 .40 cal • Glock-Austria 37 .45cal • Remington Rand U.S. Army M1911 .45 cal • Browning Buck Mark Gold Trigger .22 LR • Italy P Beretta .22 short • Phoenix Arms md HP 25 .25 cal • Springfield Arms XD .45 cal • Intratec .45 cal • Ruger SP 101 .357 mag • Ruger P345 .45 auto • Ruger LCR .38 Special • Pietro Beretta .22 LR w/ Tasco 2 x 22 scope • Pietro Beretta 84FS Cheetah .9mm short • Sig Sauer P938 9mm Para • H&R model 923 .22 cal • Italy Brevettata .22 cal • Springfield XD .40 cal • Walther mod PPK/S 9mm • Walther mod PPK/S .32 cal • (2) Keltec P-11 9mm • Keltec P-40 .40 cal • Hartford .22 semi • AMT .45 cal • AMT 9mm Back up • AMT IAI Hardballer Long Slide .45 cal • FIE model E-22 .22 LR

**LONG GUNS:**

Colt Sporter Lightweight .223 w/ collapsible stock & scope, case, extra clips • Bushmaster model xm-15 2.23x5.56 • Russian Mosan Nagent 7.62x39 w/ Bayonet • Chinese by NCRINCO SKS 7.62x39 w/ Bayonet • Magnum Research Lone Eagle .308 Win w/ Bushnell 6x32 scope • Russia Baikal IZH-43 Basic 12 ga dbl. barrel shotgun • WASR 107.62x39 • Springfield Arms U.S. Rifle .30 cal M1 • Springfield Arms U.S. Rifle A303 1903 30.06 bolt action w/ BSA Classic 3 - 12 X50 scope • Century Arms .308 7.72 • Remington model 710 .270 Win bolt action w/ Bushnell scope • Winchester model 94 30-30 lever action w/ Simmons 3x-9x40 scope • Winchester model 94 30-30 • Ruger Ranch rifle .223 • Remington 870 Express 12 ga pump • Mossberg 500 ATP 12 Ga • Marlin Model 60 micro groove .22 LR w/ Tasco Pronghorn scope • Marlin 81 .22 LR gold trigger, w/ Weaver 84 scope • Winchester model 74 .22 LR w/ JC Higgins 4x scope • Stevens 20 ga single shot • Rossi .22 & .410 combo • PSE Stinger Compound bow w/ case & accessories (like new) • Mini crossbows • air guns • asstd leather & other holsters • clips • much ammunition • knives



REAL ESTATE:

**Monday, October 9 @ 6 PM**



**13409 Wesley Chapel Rd.**

1 acre partially wood lot • 3 Bedrooms, 2 Full baths • Large full basement • Electric F/A central air • All new carpet and paint throughout • Kitchen • Dining room • Great room • Master bedroom w/ walk-in & full bath • 6 panel doors / Natural woodwork • Brick patio • 2 Sheds • 2 Car garage



**9101 Aetna Road**

Nearly 2 acre wooded lot with huge walk-out potential • 2 Bedrooms • 2 Baths • Hardwood floors throughout • Eat-in kitchen • Elect baseboard heat • Enclosed front porch • 2 Car detached garage



**TRUCKS & VEHICLES:**

2005 Ford Ranger, 2.3L auto., bed liner, 87k mi., runs good • 1999 Chevy Malibu 4 dr, 3100 V-6, 147k mi. • 1997 GMC 1500 SL pick up, 4.3L, AC, good rubber, 91K mi., alum. cap • 1996 Jeep Grand Cherokee Larado 4WD, 4.0L 6 cyl., 167k mi. • 1977 Ford F150 302 V-8, auto, shows 123k mi., very restorable, very little rust

**LAWN & GARDEN:** Like new Craftsman 24" elec. start snow blower • Craftsman 6.5HP 17" rear tine tiller • Craftsman YT 3000 riding mower, 21 HP 46" • Simplicity 12.5 HP 42" mower • Craftsman 12.5 HP 42" mower • Power Pro 24" wood splitter • Honda, MTD, Toro & Craftsman push mowers • Stihl back pack blower • Stihl MS 290 & MS 192 chain saws • like new Craftsman chain saws • Trac Vac yard vacuum system • walk behind blowers • chipper shredder • large selection of garden tools • axes, mauls • dozens of riding & push mow-

ers for parts • single axle utility trailer • lawn roller • like new lawn sweeper • ATV-mower hydraulic lift • many gas cans • many log chains • yard trailers

**TOOLS:** Craftsman tool kits • many socket & wrench sets • rolling tool chests • Craftsman 18V battery drill • handy jack • floor jacks • jack stands • tool boxes • 100's of wrenches, pipe wrenches, other hand tools • large assortment power tools • drill press • joiner • air compressors • radial arm saw • Sears battery charger • new charging station • 24" alum. ext. ladder • several ext. ladders • folding handy ladder • wheel balancer • trailer & mower tires some new • auto diagnostic equip. • many cabinets full of parts & garage supplies

**OUTDOOR ITEMS:** Several ranks of seasoned firewood, split • 30+ 2x4x12' • large pile of lumber & sheeting • bicycles • Radio Flyer red wagon • 6' yard windmill • glass top patio table & chairs • enclosed hose reels • pile of scrap iron

**ANTIQUES & COLLECTIBLES:**

Chalk piggy bank • milk can • Elgin 3.5 HP vintage boat motor • oak high boy dresser • oak round table w/ ornate legs & T back chairs • (2) copper boilers • (8) metal lockers • (6) green porcelain light shades • alum. weather vane • vintage metal yard glider • 8 dwr metal card file

**FURNITURE:** (2) small curios • reclining sofa & loveseat • dinette sets • several end tables • lamps • stone top kitchen island • vinyl office chairs • pine deacons bench • mahogany buffet • bar stools

**APPLIANCES, HOUSEWARES:** LG 50" Plasma TV 2010 • Kenmore side by side refrigerator w/ water in door • infrared heater • Roper newer washer & elec. dryer • small kitchen appliances • dishware & kitchen items • home stereo components

**GUN SAFES:** (2) Timber Ridge by Liberty gun safes, 25 capacity, 22" x 30" x 60" • (6) locking pistol safe boxes



**SELLERS:**  
ED & LINDA  
MCKINLEY,  
CHRISTIAN  
WHITTAKER

Auction Managers:  
Jerry Ehle and  
Max Woebeking



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