

Real Estate Auction - Live & Onsite: Tuesday, October 26 • 6pm 11355 Marion Center Rd Fort Wayne, IN
Personal Property - Tuned Online Only: Auction Begins Closing - Sunday, October 10 • 6pm

SCHRAEDER REAL ESTATE & AUCTION
 950 N Liberty Drive
 Columbia City, IN 46225
 260.749.0445 • 866.340.0445
 www.schraderfortwayne.com

Auction Managers: Jerry Ehle • 260.410.1996
Mike Roy • 260.437.5428
 #AC63001504, #AU19300123, #AU080602044

Su	M	Tu	W	Th	F	Sa
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		3	4	5	6	7
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REAL ESTATE TERMS & CONDITIONS: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$10,000 down payment on the day of auction. 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, & 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 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 Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before November 26, 2021.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting an inspection of the property. Buyer(s) to pay all ditch assessments after the closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

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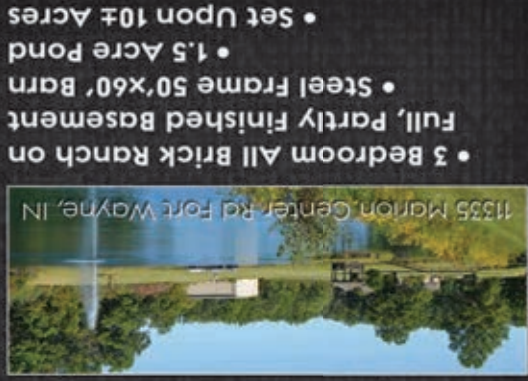
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Real Estate - Live & Onsite: Tuesday, October 26 • 6pm
 11355 Marion Center Rd Fort Wayne, IN
 • 3 Bedroom All Brick Ranch on Full, Partly Finished Basement
 • Steel Frame 50'x60' Barn
 • 1.5 Acre Pond
 • Set Upon 10± Acres

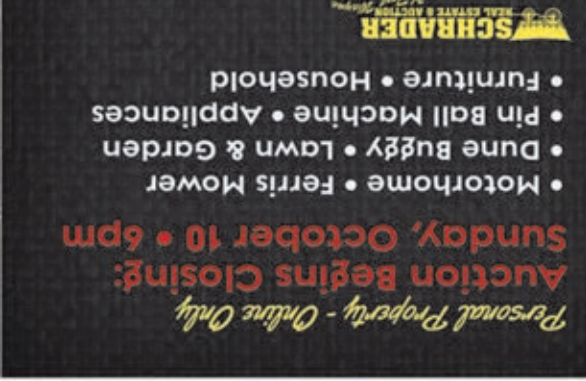


10± Acres
Southeast Allen County Real Estate Auction



Tuned Online Only Personal Property Auction

Personal Property - Online Only: Auction Begins Closing: Sunday, October 10 • 6pm
 • Motorhome • Ferris Mower
 • Dune Buggy • Lawn & Garden
 • Pin Ball Machine • Appliances
 • Furniture • Household
 260.749.0445 • 866.340.0445
 www.schraderfortwayne.com



Southwest Allen County Real Estate Auction



10± Acres

Open House: Sun, Oct.
10 from 2-4pm or Call
Office to Set Up a Private
Showing 260.749.0445

Real Estate - Live & Onsite
Tuesday, October 26 • 6pm



11335 Marion Center Rd Fort Wayne, IN

- 3 Bedroom All Brick Ranch on Full, Partly Finished Basement
- Steel Frame 50'x60' Barn
- 1.5 Acre Pond
- Set Upon 10± Acres



- All brick ranch w/ full, partial finished basement
- Bright kitchen w/ center island & plenty of cabinets
- Large living room/dining room area
- Family room w/ wood-burning fireplace
- Beautiful master bedroom/ bath
- Basement includes large rec room area w/ living area
- Bonus rooms in basement (craft room, reading room, utility room)
- Covered back patio off of the family room
- 50'X60' steel frame barn w/ (2) overhead doors, 220 elect., Water
- 1.5 Acre stocked pond w/ aerator, gazebo, steel walk-over bridge
- Lots of additional bare land for pasture, etc.
- Whole house generator
- Gas forced air & central air
- City sewer & well water
- **Annual taxes:** \$1205 w/ exemptions
- East Allen Schools

Seller: Jane Whitcraft

Auction Managers: Jerry Ehle • 260.410.1996 & Mike Roy • 260.437.5428

• **Immaculate 2000 Country Coach "Intrigue" Motorhome**, 68,710 miles, Cream Leather Interior, Central Hydronic Heat, Living Room, Kitchen slide out, Tons of undertow storage, queen bed, separate shower from bath, side by side refrigerator/freezer, Dining table & chairs, queen bed is new & never used, & the TV electronics are all new, **LOADED & READY TO ROLL!!!** • **Ferris Commercial Mower**, CAT Diesel C1.1 motor, 61" deck, 28 HP, Zero Turn, only 214 hours • **Joyner JNSZ650DL Dune Buggy**, 222 miles, overhead lights, knobby tires, Harness belts, 650 CC • **Trac Vac** Lawn system • **Woods Gill** PL 60 3 Pt. Aerator • **Spyker** 3 Pt. electric lawn spreader, 120lb. cap. • Pull behind thatcher • **Craftsman Contractor** series 10" radial arm saw • **Power Kraft** elect. scroll saw • New in box **CST-Berger** Universal Contractor's tripod & new 16' leveling rod • **Craftsman** Stacking rolling tool boxes • Heavy metal work-welding table • **Yard Max** 3.5 hp edger • Cub Cadet ST 100 22" wheeled string trimmer • Push spreader • Toro S 21 Snowblower •

Troy Bilt TB 130 21" lawn mower w/ grass catcher • **Craftsman** motorcycle jack • **Brute** Gear Drive 725 front tine tiller • **Fimco** 15 Gal. elect sprayer w/ wand only • **Echo** ES 250 gas power blower-vac • **Toro** elect. blower-vac • **Husqvarna** gas weed trimmer • **Shindawa** gas weed trimmer • New in box **Mr. Heater** propane convection heater • 10" table saw • Metal Shelving • Hand & Power tools • many Craftsman wrenches • Garden tools • Lots of misc. auto fluids & paints • **SEGA PINBALL Mary Shelley's FRANKENSTEIN MACHINE** • **Whirlpool** Stainless side x side refrigerator • **Hobart** Counter top kitchen aide mixer • **Sharp** Carousel stainless microwave • **Kenmore** Elite top load washer • **Kenmore** electric dryer • **Singer** 102 sewing machine • Wood Spindle bed • (2) **Fire Protector** Fire Safes, combination locks • small roll top desk • wood office desk • office chairs • Oak China cabinet • Computer desk • Endurance by **Body Solid** treadmill • Elliptical machine • Leather sofa • Leather love seat • **Ultravision** Big Screen tv • Bakeware • cookware • & more to be discovered!!



Preview:
Fri, Oct. 8
from 3-6pm

Personal Property - Online Only
Auction Begins Closing:
Sunday, October 10 • 6pm

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866.340.0445
SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne
To Bid Online Go To:
www.SchraderFortWayne.com



Load Out:
Mon, Oct. 11
from 10am-6pm

Timed Online Only Personal Property Auction