

# Auctions & Dates



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## Auction Managers:

Jerry Ehle • 260.410.1996  
 Mike Roy • 260.437.5428

#AC63001504, #AU19300123, #AU08602044

descriptions and/or aerial photos.  
**DEPOSIT:** The property will be offered at oral auction. There will be an open bidding during the auction as determined by the Auctioneer.  
**DOWN PAYMENT:** \$10,000 down payment on the day of auction. The cost of the purchaser survey (any new survey). The type of survey performed shall be at the Seller's option & sufficient for providing the insurance.  
**FINANCING:** so be sure you have arranged financing, if needed.  
**RECAPABLE 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 after the close of the auction. All final bid prices are subject to Seller's acceptance or rejection.  
**DEFINITION OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**WARRANTY 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.  
**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, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Auction dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party will be deemed an invitee of the property by virtue of the offering. It is the responsibility of the Bidder to inspect the property for sale.  
**MEASUREMENTS:** All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions of the auction.  
**PERSONAL PROPERTY TERMS & CONDITIONS:** 10% BUYER'S PREMIUM CHARGED ON ALL ITEMS! NO CREDIT CARD FEES! The credit card that you register on Hibid.com w/ will be charged at the conclusion of the auction.

# Auctions & Dates



2435 Forest Park Blvd, Fort Wayne, IN 46805  
 Lots Begin Closing: Sunday, November 28 • 6pm  
 Live Onsite Real Estate Auction: Saturday, December 18 • 11am

Corporate Headquarters:  
 950 N Liberty Drive  
 Columbia City, IN 46725  
 260.749.0445 • 866.340.0445  
 www.schraderfortwayne.com



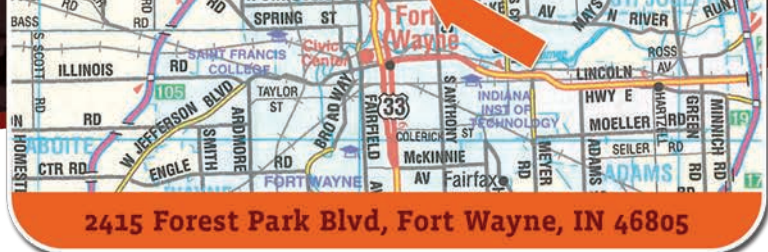
2435 Forest Park Blvd, Fort Wayne, IN 46805  
 Turned Online Only Personal Property Auction:  
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**SCHRADER** REAL ESTATE & AUCTION



# 2 Auctions 2 Dates



**Timed Online Only Personal Property Auction:**  
**Lots Begin Closing: Sunday, November 28 • 6pm**

**2415 Forest Park Blvd, Fort Wayne, IN 46805**

- Exquisite Deleika barrel organ wooden music calliope, model T26/44i, with cart, fully operational, like new condition, over \$15,000 new, made in Germany
- Tomlinson formal dining room suite with hutch and server
- Large collection of 1950's Holiday on ice memorabilia, posters, programs, photos and more, dozens of pieces
- Walnut marble top lamp table
- Sterling candlestick
- Elegant glassware
- Crock jugs

- Painted antique chest
- Organ stool
- Clarinet lamp
- Several nice paintings and pictures
- Living room chairs and tables
- Story and Clark console piano
- Antique bead board cupboard
- Large antique floor safe
- Primitive wood boxes and totes
- (2) large 86" outdoor wreaths
- Newer Whirlpool refrigerator
- Upright freezer
- Assorted antiques and collectibles
- Large assortment of decorator items

### **GARAGE AND OUTDOOR ITEMS**

- Lozier commercial shelving units
- Several metal shelving units
- (2) E Go 56V. backpack blowers
- Next 18 speed bicycle
- Assorted hand tools
- Many garden tools
- Stihl BG 86 blower
- Rigid shop vac
- Bench vises
- Filing cabinets
- Shipping scale
- Lawn and garden supplies

**Load Out:**  
**Mon, Nov. 29**  
**from 10am-6pm**

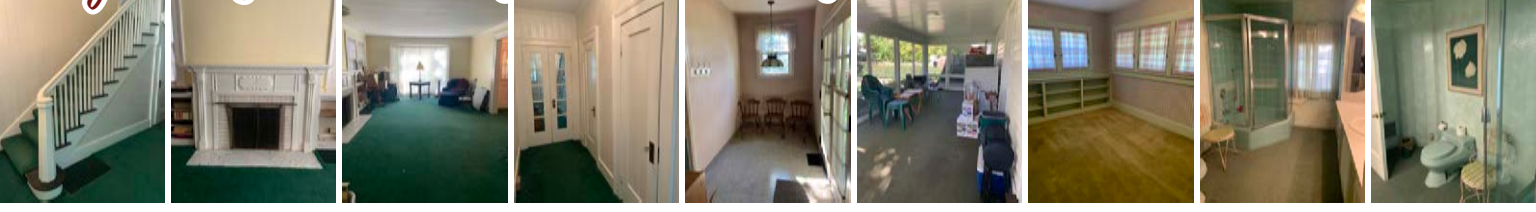


**Seller:** Mr. Walter Ostermeyer **Auction Managers:** Jerry Ehle • 260.410.1996 & Mike Roy • 260.437.5428



**Inspection**  
**Date: Sun, Dec. 5**  
**from 2-4pm**

**One of Fort Wayne's Most Prestigious Addresses - Original Owner was Author Gene Stratton Porter**



- 5 Bedrooms
- 1 Full Bath, 3 Half Baths
- Full Basement
- 20x22 Detached Garage Plus 10x16 Garden Shed
- Fireplace

- Open Staircase
- Built In Bookcases
- Hardwood Floors
- Quality Trim with Crownmolding Throughout
- Screened in Back Porch

- Large Amount of Storage
- Full Concrete Drive
- Beautiful Gardens
- New Sanitary Sewer Line from Home To Alley
- New HVAC in 2014

**Live Onsite Real Estate Auction:**  
**Saturday, December 18 • 11am**