

Corporate Headquarters:  
950 N Liberty Dr, PO Box 508  
Columbia City, IN 46725



<b>JUNE</b>	Su	M	Tu	W	Th	F	Sa
							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						

<b>JULY</b>	Su	M	Tu	W	Th	F	Sa
		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			

Get Our iOS App:



Follow Us On:



260.749.0445 • 866.340.0445  
www.SchraderFortWayne.com  
www.SchraderFortWayne.Hibid.com

The Castle House • 10511 E Tillman Rd, Fort Wayne, IN  
4 Bedroom, 5 Bath • 3 Story Castle Design Home

# Real Estate & Personal Property AUCTIONS

*Real Estate Auction Held Onsite:* Monday, July 15 • 6pm

*Timed Online Only Auction 1:*  
Lots Close: Sunday, June 23 • 6pm

*Timed Online Only Auction 2:*  
Lots Close: Tuesday, July 16 • 7pm

Auction Managers: Jerry Ehle • 260.410.1996 #AU19300123  
& Mike Roy • 260.437.5428 #AU08602044  
#AC63001504

# Real Estate & Personal Property AUCTIONS

*Real Estate Auction Held Onsite:* Monday, July 15 • 6pm

The Castle House • 10511 E Tillman Rd, Fort Wayne, IN  
4 Bedroom, 5 Bath • 3 Story Castle Design Home



*Timed Online Only Auction 1:*  
Lots Close: Sunday, June 23 • 6pm



*Timed Online Only Auction 2:*  
Lots Close: Tuesday, July 16 • 7pm



260.749.0445 • 866.340.0445  
SchraderFortWayne.com • SchraderFortWayne.Hibid.com



# Real Estate & Personal Property AUCTIONS

## Real Estate Auction Held Onsite: Monday, July 15 • 6pm

**HOME HIGHLIGHTS:** • Be the King or Queen of your own castle! This uniquely-styled country home offers 4500 square feet of living space & sits on 2.7± well-maintained acres w/ ¼ acre pond featuring stone edging, beach & deck • The drawbridge entry over a moat makes a royal entrance into the stone-floor rotunda w/ stucco walls & open circular staircase. Many recent décor updates have been made while still keeping w/ the castle motif • An open concept kitchen ties into the living & dining rooms. Granite dual-level countertops, numerous cabinets, double oven, walk-in pantry, built-in china cabinets, beadboard ceiling, bay window seat & hardwood flooring add to the warmth of the space. Just off this area is a 19x13 family room w/ stone fireplace hearth & access to outdoor patio & deck. On the same level is a home/business office suite w/ an exterior business entrance. Laundry & half bath are adjacent to kitchen • Spacious 3 car finished garage includes work bench, utility sink & attic access • The second floor includes a 22x14 entertaining area w/ vaulted ceiling, wood floor, unique wall treatment, bar & wet sink. This space also gives access to large rear deck. Just off this area is a spacious master bedroom suite w/ bay window, sitting room, & bathroom w/ travertine tile & whirlpool tub. There are 2 other bedrooms w/ their own bathrooms on the same floor. One w/ vaulted ceiling & access to two attics • A bonus space on the third floor loft has its own bath & closets & could be used as a bedroom or recreation. This room provides access to the top of the flat tower roof where you can survey your kingdom • Rear concrete patio, bordered by historic wrought iron fence, leads to octagon wood deck w/ stairs to 2nd floor deck across back of home • 10x12 storage shed by garden space w/ raised beds, asparagus patch & rhubarb

**MECHANICALS & EXTERIORS:** • Gas Hot Water Heat • Mini-Split AC/heatpump units on main & 2nd level • Septic • Well • Home exterior is Brick, Vinyl & Stucco board • Basketball goal • Concrete circular drive



**REAL ESTATE OPEN HOUSE DATES:**  
Sun, June 23 from 2-4pm & Mon, July 1 from 5-7pm

## Timed Online Only Auction 1 - Lots Close: Sunday, June 23 • 6pm

• **Antiques & Collectibles:** • 3 Gal. Bee Sting glazed crock jug • International Harvester IH Memorabilia • 1 ounce silver bar • Pyrex nesting bowls • Remington Bronze sculptures • Oliver scale model toy tractors • Several Holiday Barbies in the boxes • Elgin & Bulova pocket watches • 70's Rock Albums • Square lamp table • Leaded glass window wall hanging • JVC JL-A20 turntable • Unusual Zenith weather vane • **Preble, Decatur & Other Regional Advertising:** • Rare Preble Klopenstein beer bottle in wood display • Preble Ewell Hardware apron & yardstick • Many yardsticks from Adams County • Decatur thermometers & lard tin • **Complete Liquidation of Hair Salon:** • (2) salon stylist chairs • (2) salon hair dryers • Rolling nail work station • Product & supply cart • Large quantity new Redken hair product • Supplies, & equipment for the salon business • **Oliver Tractor Parts:** • 77 or 88 side engine panels • Oliver 70 hoods • Oliver Engine parts • **Furniture:** • Queen bed • Painted bedroom cabinet • Jewelry Armoire • Area rugs • Filing cabinet & bookcases • **Tools & Outdoor:** • 2 New folding camping chairs • Gas powered edger • Dewalt power battery tools • Many power tools • Assorted hand tools • Concrete planters & outdoor décor • Assorted garden tools • Lawn Dethatcher • Lawn spreader • 40 gallon hot water heater-gas • Barn & native lumber • Gas blower & chain saw

**PREVIEW:** Thur, 6/20 • 4-6pm

**LOAD OUT:** Tue, 6/25 • 10am-5:30pm

## Timed Online Only Auction 2 - Lots Close: Tuesday, July 16 • 7pm

• Whirlpool side by side refrigerator w/ water & ice in door • Whirlpool Cambrio washer & LP dryer • Modern kitchen island w/ stools • 4 metal bar stools • Antique knock down wardrobe • King Wolf bed • Custom King wall mount headboard • Metal Knight-Suit of Armor 7' figure • Shield • Formal white sofa • (2) white side chairs • Ridgeway Grandfather Clock • Assorted tables, lamps & accessory furniture • Weider home gym weight machine • Day bed • Outdoor patio table & chairs

**PREVIEW:** Mon, 7/15 • 4-6pm

**LOAD OUT:** By Appointment Wed, 7/17 • 3-5:30pm



260.749.0445 • 866.340.0445  
SchraderFortWayne.com  
SchraderFortWayne.Hibid.com

Sellers: Doug & Jill Bieberich  
Auction Managers: Jerry Ehle • 260.410.1996  
& Mike Roy • 260.437.5428



**PERSONAL PROPERTY TERMS:** 12% Buyers Premium on all purchases. Shipping Available on all items. All items sold "AS-IS". The credit card you register on Hibid w/ will be charged at the conclusion of the auction unless other arrangements have been made. Please contact us w/ any pick up issues.  
**REAL ESTATE TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.  
**DOWN PAYMENT:** \$5000 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 Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide a 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 on or before August 16, 2023.  
**POSSESSION:** Possession is at day of closing.  
**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. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bid-

der's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.  
**ACREAGE:** All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.  
**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.  
**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The prop-

erty is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**