

Allen County, Indiana

116 Central Ave., Monroeville, IN 46773

Tuesday, July 31
3pm - Personal Property
6pm - Real Estate

- Craftsman Riding Mower
- Many Electrical Supplies, Parts and Wire
- Tools • Antiques
- Collectibles • Furniture

Real Estate & Personal Property

AUCTION

- 1½ Story Brick Home on Double Lot
- 3 Bedrooms, 1 Bath
- Detached 2 Car Garage

SCHRADER
 REAL ESTATE & AUCTION
of Fort Wayne

866-340-0445 • SchraderFortWayne.com

ONLINE BIDDING AVAILABLE

Attention Electrical Contractors!

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- Many Electrical Supplies, Parts and Wire
- Tools • Antiques
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Attention Electrical Contractors!

866-340-0445
SchraderFortWayne.com

Follow us on:      

800-451-2709

Corporate Headquarters:
 950 N. Liberty Drive, Columbia City, IN 46725

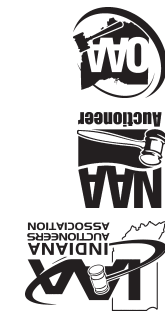
#AC63001504 • #AU10700099

AUCTION MANAGER: Jared Sipe

260-749-0445 • 866-340-0445

7009 N. River Rd, Fort Wayne, IN 46815

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SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
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22	23	24	25	26	27	28
29	30	31				



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AUCTION

Tuesday, July 31

Directions: Take Monroe Rd. (W. South St.) to S. Washington St. and turn South to Columbus Ave. and turn East to Central Ave. (property is located on the Northwest corner of Columbus and Central).

Real Estate @ 6pm

- 1 ½ story all brick home, built in 1950
- 1,716 square feet, 858 Sq. Ft. full basement with poured concrete foundation and sump pump, washer and dryer hookup
- Gas forced air heat and central air
- 3 Bedrooms: Bedroom 1: 11x12 main floor • Bedroom 2: 8 ½ x13 main floor • Bedroom 3: 12x15 second floor
- 1 Full Bathroom
- Kitchen: 8x14
- Living Room: 11x17
- 23x36 oversized detached 2 car garage, concrete block construction, rear workshop area, 8x16 overhead door
- Newer 50 gallon water heater
- Double corner lot: 100x134
- East Allen County School District (Heritage)
- Natural gas, city water and sewer
- Architectural asphalt shingle roofs
- Zoning: RS-1 Suburban Residential
- Refrigerator, Range, and washer/dryer stay with the home

Open House
Date:
Sunday, July 15
2pm-4pm

ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com.
You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - **800-451-2709**.



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TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2,500 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



Owner: Gregg Bauserman
Sale Manager: Jared Sipe, 260-750-1553

amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession given the 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 an "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



Personal Property @ 3pm

Riding Mower, Snow Thrower, and Outdoor Items: 2014 Craftsman model 917.203810 T2200 riding mower, 42" cut, Briggs and Stratton Platinum 19 HP engine, hydrostat drive • Craftsman model 486.248371 42" snow thrower tractor attachment • Heavy-duty wheel barrow • Older 20" front tine tiller • Garden plow w/ attachments • Shovels • Post hole digger • Rakes • Loppers • Limb trimmer • Fertilizer spreader • electric hedge trimmers • Lawn chairs and glider • Schwinn women's bicycle • Sheffield women's bicycle

Electrical Supplies, Parts, and Wire: 1000's of butt and screw in fuses • 100's of various size and style breakers • Disconnect boxes of various size up to 100 amp • Rough-in electrical boxes • Service panels • 32"x36" and 38"x60" industrial panel tubs • Temporary service pole with disconnects • 110 & 220 plugs (220 angle plugs) • Switches and cover plates • Weatherhead fittings • Conduit clamp fasteners • PVC, flex, EMT, & Rigid conduit and fittings • 65 full and partial spools of #10, #12, and #14 wire • (2) 250' rolls of 14-2 w/ ground copper wire • 250' roll of 12-2 w/ ground copper wire • Partial reels of heavy wire copper cable • (2) 30' 50 amp recreational vehicle cords • Many rolls of temporary service wire • 4' & 8' fluorescent bulbs • Broan roof mounted attic ventilator • Many electrical books/manuals

Attention Electrical Contractors and Scrap Metal Buyers: Electrical supplies, parts, and wire remains from a 50+ year electrical business. 1000's of usable parts and components. Too numerous to list everything. Many parts are new old stock in original boxes and work for older replacements. Names include: Square D Company, Siemens, Westinghouse, Cutler-Hammer, Sierra, TradeMaster, Regal, WadsWorth, Hoffman, and The Wiremold Company.

Power Tools, Hand Tools, and Storage: Craftsman model 137.218780 10" table saw • Cummins model C112 5-speed heavy duty drill press • Milwaukee model LR-15562 heavy-duty bench grinder • Black & Decker 6" heavy-duty circular saw in wood box • Lawn-Boy Porta-Heat 55,000 BTU shop heater • Voltage meters • Milwaukee ½" and 3/8" drill • Electric drills • Heat guns • Soldering guns • Black & Decker hammer drill • ½" offset drill • Air compressor • 10 amp battery charger • 6" vise • Ridgid pipe cutters • Pipe benders • Ridgid threaders • Hammers • Tin snips • Pipe wrenches • Wrenches • Pop riveters • 8" Baily plane and 12" plane • Clamps • Squares • Drill bits • Taps • Thread chasers • 1 ½ HP shop vacuum • Reliable clamp crimper • Cable cutters • Baker style scaffold • Saw horses • Jumper cables • Trouble light • Cord-O-Matic trouble light • Various size saw blades • Car ramps • 5', 6', and 12' step ladders • (5) metal parts cabinets • Metal cabinets • 24"x39"x42" double door safe on wheels • Hardware organizers • H. Gerstner & Sons machinist tool chest (*excellent condition*) • Small 3 drawer machinist tool chest

Antiques, Collectibles, Furniture, Electronics, and Housewares: Vintage Kenmore model No. 124.7207 cage fan • **Antique brass fire extinguishers** • **Antique Sessions** mantle clock • **Vintage Glassware** • **Military hat** • **Westclox pocket watch** • **Men's and Women's wrist watches** • **The Suttles-Edwards Co.** Aetna Decatur, IN advertising pocket mirror • **Crystal and Silver** coaster ashtray set in original box • **Brass compact** • **Copper coated baby shoes** • **1945 Woodburn Lumber Company** Woodburn, IN ship's wheel thermometer advertising piece • **1941 2nd and 3rd Army Maneuvers** pennant • **Pair of beer steins** • **Robinson Park** ruby top tooth picker • **(3) California pottery** serving pieces • **Mid-Century modern** Oriental lamp • **Horn lamp** • **Cast iron oil lamp** wall bracket • **Vintage metal bread box** and utensils • **Antique corner cabinet** • **Antique record cabinet** • **Ornate antique double door display cabinet** • **Antique telephone bench** • **Antique single drawer stand** • **Antique cedar chest** • **Wood rocking chair** • **2 drawer nightstand** • **Antique steamer trunk** • **Antique oil can** with spout • **Antique Simpson Ohm meter** • **Realistic Clarinette** 124 AM/FM stereo and cassette player w/ speakers • **Large collection of 100's of DVD movies** on particle board bookcases • **Akai 280D-SS** reel to reel surround stereo • **Sony STR-DE897 receiver** • **Sony SLV-575UC** stereo video cassette recorder • **Sony DVP-NC85H** CD/DVD player • **Shelby Cobra 1/32 and 1/87 die-cast cars** • **Miscellaneous dishes, glasses, and kichenware**

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.

PERSONAL PROPERTY TERMS & CONDITIONS:

Cash or Check with ID. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.