

# Real Estate & Personal Property AUCTION

DeKalb County, IN • 1792 CR 60, Garrett, IN 46738

Real Estate Auction:

Monday, August 13 • 6:00pm

Personal Property Auction:  
Saturday, August 11 • 9:00am

Real Estate Preview:

Sunday, July 22 • 2pm – 4pm | Monday, August 6 • 5pm – 7pm

Auction Manager: Jerry Ehle

AC63001504, AU19300123

Personal Property Terms: Cash, Check, Mastercard or Visa.

There will be a 4% convenience fee for use of credit cards. All items sold as-is.

AUGUST 2018						
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	

7009 North River Road, Fort Wayne, IN 46815

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REAL ESTATE & AUCTION  
*of Fort Wayne*



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Two dates!  
Auctions held  
on-site!!

- 3-BD Ranch • Walk-Out Basement • 40x40 Barn • Private Lake • 2 Tracts
- Tractor • ATV • Mower • Trailer • Milling Machine • Auto & Shop Tools
- Lawn & Garden • Pool Table • Household



Personal Property Auction:  
Saturday, August 11 • 9:00am

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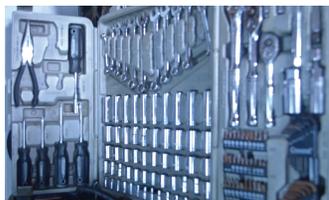
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**DIRECTIONS:** From I-69 and County Road 56, Go west on CR 56 to CR 11A, turn south and follow to CR 60 and turn west and follow to property.



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Monday, August 13 • 6:00pm

Personal Property Auction:  
Saturday, August 11 • 9:00am

Preview: Sunday, July 22 • 2pm – 4pm | Monday, August 6 • 5pm – 7pm

**Seller:** The estate of Nicholas Wells, Luke Thompson (Attorney) • **Auctioneer:** Jerry Ehle

## REAL ESTATE: MONDAY, AUGUST 13 @ 6:00PM

**TRACT 1:** 3 bedroom ranch with walk-out basement and 40 x 40 out building, on a private pond. The home is on a full basement with walk-out to back. The beautiful eat-in kitchen with breakfast bar has modern oak kitchen cupboards, new gas range and dishwasher. There is oak trim throughout the home, plus 6 panel doors. Three bedrooms on the main level plus bath and a half, with plumbing in basement for full bath. The basement could be used for 4th bedroom and also finished rec room. The home is heated with propane hot water boiler and has central air. There are replacement windows and the roof was replaced with complete tear off and 40 year shake asphalt shingles in 2008. There is updated 200 amp elect. service, newer Hot Water Heater, and a 4" inch well new in '96. The exterior is Limestone front with vinyl siding. The 40 x 40 barn is truss framed, all concrete floor and has a Trane furnace. There is 110 and 220v electric in the barn. The lot is comprised of two tax parcels. One is .76 acre and the other is .13 acre per the DeKalb County Assessor's Office. This tract is adjacent to and has access to the pond.

**TRACT 2:** .69 acre lot per the DeKalb County Assessor's office: This is an adjacent lot to the west with approximately 150' foot of frontage on the pond and is also approximately 150' wide at the road. It is not being offered as a building site, but could be purchased separately by one of the adjacent land owners or the buyer of Tract 1.

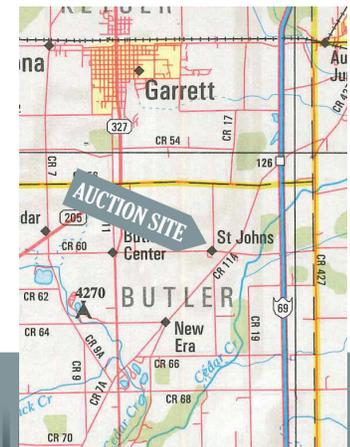
**NOTE: THE POND MAINTENANCE COST IS SHARED BY THE ADJOINING PROPERTY OWNERS.**

## PERSONAL PROPERTY: SATURDAY, AUGUST 11 @ 9:00AM

**TRACTOR:** 1992 John Deere 855 Diesel utility tractor with 70A loader, 72" deck, true hours unknown **ATV:** Honda Foreman ES ATV 4 Wheeler, 4x4, electric winch, front blade, 829 miles **MOWERS:** Grasshopper 616 Z mower, 48" front deck, B&S 16 HP V-Twin, SN#470809 • Country Clipper Jazee SR205 mower, 48", front deck, joystick control, 22 HP B&S **ELLS TRAILER:** R & W 7' x 18' tandem implement trailer with fold down metal sides **LAWN & GARDEN EQUIPMENT:** Demco 3 point 50 gallon sprayer with PTO pump • 6'swivel grader blade • Simplicity 1005 front tine tiller • Stihl FS38 gas string trimmer • Stihl MS290 Chain Saw • poly tandem wheelbarrow • poly garden dump trailer • 22' aluminum extension ladder • 8' fiberglass ladder • assorted garden tools • Brinkman Electric Smoker • Generac 2700 PSI Pressure Washer **SHOP EQUIPMENT & TOOLS:** Bridgeport 2J milling machine sold with 9 drawer cabinet of collets, drills, and more accessories • Enco 7" horizontal metal cutting band saw • torch set with cart and regulators • Craftsman rolling toolbox, 8 drawer top and 11 drawer bottom • Miller Millermatic 250 wire welder • Large Quincy horizontal air compressor • Craftsman 33 gallon 2 HP vertical air compressor • aluminum ATV ramps • engine hoist • engine stand • Reelcraft hose reel • many extension cords & air hoses • complete line of Craftsman sockets, impact sockets, wrenches, punches, screwdrivers and many hand tools • Craftline new in bow wrench sets • Pitts blind hole bearing punch • Dremel rotary tool • large Crescent tools kit • Dewalt angle grinder • Craftsman 1/2" impact gun • Wilton bench vise • large swivel bench vise • rolling welding tables • workbenches • log chains & binders • Reese hitches • clevises • Rigid 5" orbital sander • New in box 12V ATV winch • many C clamps and welding clamps • Craftsman torque wrench

• many electric power tools • selection of air tools, ratchets, impacts and more • 1/2 Ton Jib crane • bumper jack • Craftsman sanding center • full lengths of new welding steel • Channellock 16 Gal. 2.5 HP Shop Vac with tool caddy **MISCELLANEOUS:** used Holley 4 barrel carbs • assorted car parts • shop and advertising banners • assorted signs • AMERICAN HERITAGE PREMA CLASSIC ONE 8' SLATE POOL TABLE, new cover, excellent condition, accessories, easy move with walk out basement! **HOUSEHOLD:** Frigidaire deep freezer • Kenmore washer and gas dryer • Panasonic Stereo Receiver and Kenwood Speakers • primitive kitchen table • like new Wilson Staff Defy golf clubs • TV Stand • Cedar Chest • Dressers • Executive Wood Desk • Expandable Wood Kitchen Table with 8 wood chairs • Small Wood table with 2 wood chairs • misc. chairs & other household

**PERSONAL PROPERTY TERMS:** CASH, CHECK, MASTERCARD OR VISA. THERE WILL BE A 4% CONVENIENCE FEE FOR USE OF CREDIT CARDS. ALL ITEMS SOLD AS-IS.



### REAL ESTATE AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 2 tracts separately or in combination. Tracts 1 and 2 may be bid on in a combination. There will be open bidding on both tracts and the combination during the auction as determined by the Auctioneer. Bids on tracts and the tract combination may compete. **DOWN PAYMENT:** \$2000.00 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:** All successful bidders will be required to enter into purchase agreements 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 Personal Representative's Deed(s). **CLOSING:** The balance of the purchase price is due at closing. The 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 of both tracts will be on day of closing, immediately following the closing. **REAL ESTATE TAXES:** The Real Estates taxes shall be pro-rated to date of closing. **ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** The Seller

shall provide a new survey where the tract divisions in this auction create new boundaries. Seller and successful bidder shall each pay half (50:50) of the cost of the new surveys. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchase will receive a perimeter survey only. **AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC 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.**



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