

Real Estate & Personal Property AUCTION

402 S Water Street, Monroeville, Indiana

*Saturday, June 8 : Personal Property @ 9am
Real Estate @ 12:30pm*

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Auction Manager: Mike Roy

AC63001504, AU08602044

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in one tract. **DOWN PAYMENT:** \$2,000 down. 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 amount of the purchase price. **DEED:** Seller shall provide a Warranty Deed(s). **CLOSING:** 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 shall be at of closing. **REAL ESTATE TAXES:** Will be prorated to closing date. **ACREAGE:** All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** Survey costs will be split 50/50 only if necessary to transfer title. **AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC and its representatives are exclusive agents of the Seller. **DISCLAIMER AND ABSENCE OF WARRANTIES:** 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**
SEE WEBSITE FOR COMPLETE TERMS & CONDITIONS.

JUNE	SUN	MON	TUE	WED	THU	FRI	SAT
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	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
23/30		24	25	26	27	28	29



260-749-0445 • 866-340-0445 • www.SchraderFortWayne.com **SCHRADER** REAL ESTATE & AUCTION of Fort Wayne

Real Estate & Personal Property AUCTION

402 S Water Street, Monroeville, Indiana

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- 3 Bedroom Ranch on Large Corner Lot & Full Basement
- Antiques & Collectibles, Furniture, & Housewares



ONLINE BIDDING AVAILABLE

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Three bedroom ranch built in 1956 by Lester Aumann. Top quality solid construction. 87' x 200' large corner lot with shade trees and mature landscaping. 17 x 17 family room, three large bedrooms with closets and oak hardwood flooring and the eat in kitchen has solid wood cabinetry. The full bath features built in cabinetry as well as a coat and a linen closet.

There is a full basement with fruit cellar, newer 93% high efficiency furnace and central air, sump pump with back up system and a water softener. The house has all copper plumbing and a portion of the drains have been replaced. The basement was professionally equipped with an interior channel system. The exterior has a newer asphalt roof and wood siding. There is a 2 car garage with 2 overhead doors, concrete floor and connects the house with a heated breezeway.

Open House Dates: Monday, May 13 & Thursday, May 23 from 4-6pm | Online Bidding Available! Check Website for Details!



ANTIQUES & COLLECTIBLES

• Costume jewelry • Gold chains • Speedmore Coaster wood wagon • Vintage scooter • Marathon oil can • (2) IH McCormick wall thermometers • Aluminum 6 bottle Coke carrier • IH bottle toppers • Monroeville, Decatur and other regional advertising • Ft. Wayne soda bottles • Stereoscope • Black Americana stereoscope cards • 1 gallon cream can • 5 piece Watt mixing bowl set • Aluminum canisters and paper dispenser • 25+ pieces of green and pink depression glass • Fire King blue sapphire bowl and custards • Red Flower Pot grease jar • Vintage Pyrex • Crockery bowls • Oil lamps • Ladies hats • Cast iron chicken fryer with lid • Cast iron dutch oven with glass lid • Assorted cast iron skillet • 1936 IN state fair basket • Roseville and Hull vases • Oval picture frames • Shoe last in original wood box • Aluminum tumblers • Fancywork, pillow cases and doilies • Large silverplate sets • Pink flowered china • Small oak jewelry chest • Handmade quilts • Bakelite handled flatware • (2) 5 gallon Parrott lard tins • Copper boiler • Wood drying rack • Vintage Christmas decorations • Small floor safe with original stenciling • Wood berry totes • Sunkist oranges wood crate • Galvanized tubs and watering can • Bordens milk can • Many bushel



baskets • Sythe • Cross cut saw • (2) picnic baskets • Steel wheeled wheelbarrow • Chalk figurines and wall plaques • Wood serving tray • Hurricane lamp • Glenn Merica Auction and real estate signs

ANTIQUE FURNITURE

• Small oak single door cabinet • Painted oak breakfast set • 50's chrome and vinyl dinette set • Set of 6 oak press back chairs • Set of 5 press back chairs • Drop leaf table • Waterfall full size bedroom suite • 50's blonde bedroom suite • Dressers and chests • Blanket chest • Steamer trunk • Assorted lamp tables

FURNITURE, APPLIANCES, & HOUSEHOLD

• Floral sofa • (2) recliners • Lamps and lamp tables • Maytag washer and dryer • White refrigerator • Kneehole desk and chair • Sewing machine • Entire kitchen of cookware, dishes and useful items • Canning jars • 3 piece wicker porch furniture • Hercules safe • New Oneida SS flatware • Pair of painted white utility cabinets

MOWER & GARAGE ITEMS

• Craftsman 6.5 HP push mower with bagger • 8' fiberglass step ladder • 32' wood extension ladder • Assorted garden & hand tools

Owner: Vera Merica Auction Manager: Mike Roy

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