

Auctions

Real Estate & Personal Property
2 Dates

Monroeville, IN • Allen County
Sat., Nov. 2 @ 9am

Decatur, IN • Adams County
Tues., Nov. 5 @ 6pm

CORPORATE HEADQUARTERS:

7009 N. River Road, Fort Wayne, IN 46815
AUCTION MANAGERS: MIKE ROY, 260-437-5428 & Jared Sipe, 260-750-1553
#AC63001504, #AU08602044, #AU10700099

FORT WAYNE OFFICE:

2 Dates

Monroeville, IN • Allen County
Saturday, November 2 @ 9:00 am
Real Estate sells @ 12:00 pm

- Home on 1.66 Acre Wooded Corner Lot
- 2005 Buick Century • Primitives • Antiques
- Furniture • Tools • Sleigh Bell Collection

Auctions

Decatur, IN • Adams County
Tuesday, November 5 @ 6:00 pm

• 3 Investment Properties, Decatur, IN

866-340-0445
SchradeforWayne.com

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REAL ESTATE & AUCTION
of Fort Wayne

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REAL ESTATE TERMS & CONDITIONS
PROCEDURE: The properties will be offered at oral auction. The homes in Decatur, IN will be offered in individual tracts and combinations of tracts.
DOWN PAYMENT: HOAGLAND RD: \$5,000
balance in cash at closing. **DECATUR HOMES:** 10% down payment on the day of auction with the down payment on the day of auction with the balance in cash at closing.
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 clear and marketable title, owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession day of closing, immediately following the closing. 6:32 Studebaker, 30 days after closing.
REAL ESTATE TAXES: Taxes prorated to day of closing. Buyer to pay May 2020 taxes and all thereafter.
SURVEY: No new survey will be completed.

AGENCY: SchradeforWayne 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 "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 inspection, investigation, 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 persons' 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 w/ proper ID, 3% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

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Real Estate & Personal Property **2** Dates **AUCTIONS**

Monroeville, IN • Allen Co.

Saturday, November 2 @ 9:00 am
Real Estate sells @ 12:00 pm

24230 HOAGLAND RD, MONROEVILLE, IN 46773 • Auction held onsite

REAL ESTATE: 1650 Square Foot Ranch on 1.66± Acre Wooded Corner Lot
• 3 Bedrooms, 1½ Bath • Corner Fireplace • Open Floor Plan • 18' X 30' Gambrel Roof Barn with Loft

Great country setting on wooded corner lot, over 200 feet of frontage on Hoagland Rd and over 350 feet of frontage on Morgan Rd. Great Potential! Put your decorating and handyman touch on this one. Good investment potential

OPEN HOUSE DATES & TIMES: 24230 Hoagland Rd.
Tues. Oct. 22 • 5pm-6:30pm | Sun. Oct. 27 • 2pm-4pm
Decatur properties by appointment only



PERSONAL PROPERTY:

• 2005 Buick Century Custom, 3.1l, Approx. 150k Miles, VIN# 2G4WS52J551102912, Rust & Body Damage Present

ANTIQUES AND PRIMITIVES:

Pie safe with punched tin sides • Pie safe with screen sides • (2) Washstands with towel bars • Ornate dresser with mirror/drop leaf table • (5) Ladder back rush seat chairs • Primitive cupboard top • Primitive wash basin with original red paint • Organ stool with cast metal base • Square lamp table • Several crocks • Remington reproduction bronze figurine • Stereoscope and cards • 8 strands of sleigh bells, various sizes and shapes • Large collection of cow and sheep bells • Small camel back trunk • Copper tea kettles • Brass pail • Coal buckets • Coffee mills • Cast iron door stops • (2) pitcher pumps • (3) metal yellow vintage lawn chairs • Clipper fanning mill • Several deacon benches • Blue splatter enamelware pieces • Assorted transferware/pitcher and bowl sets • Ornate framed prints and portraits • Rug beaters • Large

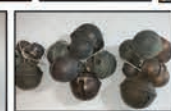
quantity wood handled kitchen utensils • 4 Spot candle mold • (30+) Primitive baskets, market baskets and many more • Gumball machine on stand • Collection of walking sticks and canes • 7' toboggan sled • Titanic poster and collectibles • Wood spools and bobbins • Wood barrel and nail kegs • Metal horse shoe set • Watt Apple bowls • Cobalt glass

FURNITURE & HOUSEWARES:

• Large pine hutch • Full size metal bed frame • Oval Queen Anne lamp tables • Pair of wing back chairs • Plaid loveseat • Edon Pure heater • Convalescent items • Earth Stove fireplace insert • Ice cream café bar stools • Pine and painted end tables • Cedar wardrobe

TOOLS & OUTDOOR ITEMS:

• Many Ladders: 24' Fiberglass, 8' Fiberglass, 20' Wood Extension, and Dozens More • Large Selection of hand tools • Dozens of tool boxes • New screwdriver and wrench sets • New paint brushes and rollers



Decatur, IN • Adams County

Tuesday, November 5 @ 6:00 pm

**3 INVESTMENT PROPERTIES DECATUR, INDIANA
TO BE SOLD FROM ONE LOCATION, 139 WESTLAWN DRIVE**

Great opportunity to add 3 investment properties to your portfolio, good income producers and room for added value. Solid neighborhoods and good locations

TRACT 1: 139 WESTLAWN DRIVE

• 3 Bedroom, one bath • 1176 Sq Ft • Gas forced air furnace, central air • Crawl space • Attached one car garage • New carpet in living room and new vinyl in bath • Some new paint • 70' x 129' lot • Currently vacant



TRACT 1

TRACT 2: 613 STUDEBAKER DR

• 3 bedroom, one bath ranch • One car garage • Forced air furnace • 50' x 106' lot • Currently rented on month to month basis @ 400 per month, tenant will be given notice day of auction and will have 30 from day of closing to vacate



TRACT 2

TRACT 3: 1009 ELM STREET

• 2 bedroom, one bath ranch • 781 Sq Ft • 53' x 132' lot • Gas forced air heat • New water heater • Currently vacant



TRACT 3

Visit our Website for More Photos!

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Seller: Larry W. Emenhiser Estate • Auction Managers: Mike Roy & Jared Sipe