

AUCTION

REAL ESTATE & PERSONAL PROPERTY
SATURDAY, NOVEMBER 25

5389 E. 900 N., Kendallville, IN 46755

Real Estate **10:00 AM**



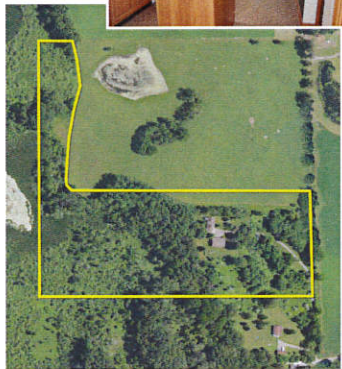
3 Bedroom, 2½ Bath Home on 19.12 Acres ■ Hunting & Outdoor Paradise!

- Over 2800 sq. ft home
- Full basement w/ outdoor entrance
- Built in 2007
- Maintenance free exterior
- Open front porch over 48' long
- Laminate flooring thru out
- Brick fireplace with gas log
- Custom Hart cabinets
- Hot water floor heating system
- 40 x 60 barn with heated workshop
- 36' historical windmill

If you're looking for a like new home in the country, check this out. Over 2800 sq ft in a wooded remote location but yet still close to major roads. Enjoy the outdoors! Deer are plentiful!

OPEN HOUSES: Sun., November 5, 2-4PM & Monday, November 6, 4-6PM

SELLER: Carol N. Telschow Estate
AUCTION MANAGER: MIKE ROY



Personal Property **10:30 AM**

- 2000 Dodge Dakota SLT FWD extended cab, 3.9L V-6 Magnum, 91k miles, all power, some body damage
- Husqvarna YTH 1542 XP hydrostatic mower, Kawasaki 15 hp, 38" cut, 936 hrs.
- Simplicity Regent 16 hp, 38" cut, foot controlled hydrostatic

LAWN & GARDEN & TOOLS: 5.5 HP 3-way chipper shredder • 38" lawn sweeper • Agri Fab tilt lawn trailer • push mower • garden trailer • wheelbarrows • large assortment lawn & garden tools • post hole auger • corn knives • Craftsman 10" radial arm saw • Buffalo horizontal band saw • joiner • hand power tools • wrenches, sockets, many hand tools • 20' alum. extension ladder • work benches & tool cabinets • glass top patio table & chairs • wood garden glider • benches & lawn chairs • handy jack • T fence posts • elec. fence charger & clips

ANTIQUES & COLLECTIBLES: 6 gal. bee sting crock • 12 gal. crock • 3 gal. crock jug • 1 gal. salt glazed jug • several smaller crocks & jugs • pr. of cast metal bookends • (2) ornate floor lamps • oil lamps • Wagner #8 skillet • 9" CI griddle • asstr. cast iron cookware • Jewel Tea mixing bowls, cake plate, Aladdin tea pot & stacking bowls • vintage Fiesta red carafe w/ lid • sad irons • McCoy flower pots • 24"x36" Custer's Last Stand framed print • costume jewelry • copper boiler • large collection of copper cookware & decorators • B&O RR pad lock • wooden bowls • military canteen, duffle bag • plastic Coke bottle carriers • wood ironing board • hand crank corn sheller • meat grinder • brass blow torches • large wood clamp • GE Ft. Wayne license plate • ammo boxes • vintage newel post & railing spindles • (2) large alum. arrow road signs • vintage sled • Lincoln Life Ft. Wayne ice bucket • Singer treadle sewing machine base • china & assorted dishes, stemware • framed horse print • asstr. pictures, prints

ANTIQUE FURNITURE: 3-pc. Victorian parlor set, new upholstery • sheet music cabinet w/ mirrored top • oak wash stand w/ towel bar • 30's cedar chest • steamer trunk • 3 metal lawn chairs • painted vanity & bench • 50's chrome & formica dinette set • mahogany flip front sewing cabinet • mahogany leather top lamp table • round deco lamp table • large floor safe cabinet only • several vintage industrial tables, desks & cabinets • ornate side chair

FURNITURE: Large oak roll top desk, many drawers, excellent condition • (4) maple bookcase cabinets • chevel mirror • jewelry armoire • maple table & 4 chairs • Empire grandfather clock • dark oak table & 4 chairs • pair of twin beds • maple round two tiered table • maple end tables • painted hurricane lamps • maple rocker

HOUSEHOLD: Brother LS 2125 sewing machine • AB Coaster exercise machine • Oneida SS flatware • pressure cooker • SS pots & pans • electric heater • quilt racks • assorted decorators • many baskets

GUNS: Ruger 10-22 carbine long rifle • Henry 22 long rifle



Real Estate Terms & Conditions

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$5,000.00 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Trustee 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.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: Survey costs to be shared 50/50.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, 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.

Personal Property Terms

Cash or check with proper I.D. Loading and unloading at your own risk. Not responsible for accidents.



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- Hunting & Outdoor Paradise



- 2000 Dodge Dakota
- Lawn & Garden, Tools
- Antiques & Collectibles
- Furniture & Household

