

**AUCTION TERMS AND CONDITIONS**

**REAL ESTATE AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered at public oral auction.

**DOWN PAYMENT:** \$1500 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 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.

**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 "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.**



7009 N. River Rd.,  
Ft. Wayne, IN 46815

**AUCTION MANAGER:**  
Jerry Ehle

**866-340-0445 / 260-749-0445**

#AC63001504, #AU19300123,

SEPTEMBER 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
			7	8	9	10
4	5	6	<b>14</b>	15	16	17
11	12	13		22	23	24
18	19	20	21	28	29	30
25	26	27				31

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**866-340-0445**



# Real Estate Auction

10836 Kathy Drive, Fort Wayne, IN

# Real Estate Auction

Allen County • Milan Township.

**Wednesday, September 14 @ 6pm**  
10836 Kathy Drive, Fort Wayne, IN



# Real Estate Auction

Wednesday, September 14 @ 6pm

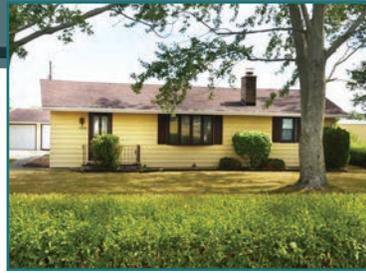
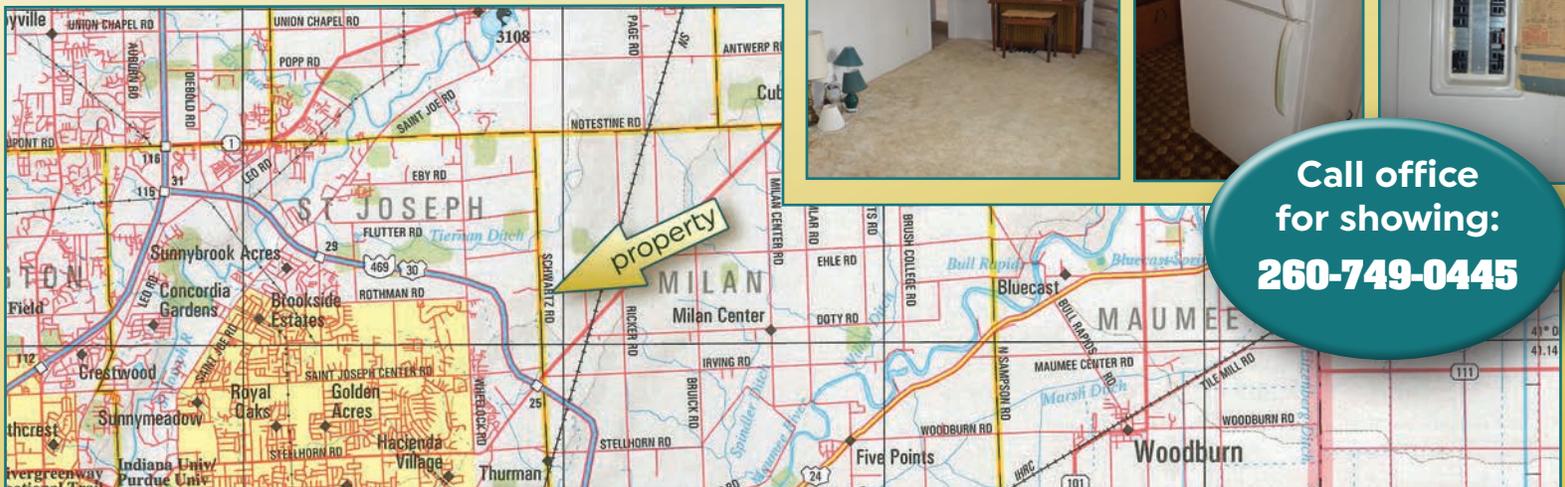
## Location:

- 10836 Kathy Drive, Fort Wayne IN 46835
- Milan township
- Desirable EACS Schools - Woodlan Schools

## Home Features:

- 3 Bedrooms
- 1 bath
- Limestone corner fireplace
- Oak Kitchen
- 20x20 garage with heat and water
- 14x20 screened in porch
- Partially fenced yard
- Includes all appliances
- Water softener
- Great north east location - near shopping and I-469

## Location Map:



Call office for showing:  
**260-749-0445**

Seller: Mary A. Greve  
Auction Manager: Jerry Ehle

**SCHRADER**  
REAL ESTATE AND AUCTION  
of Fort Wayne, LLC

Call or Visit our Website for brochure & more pictures!

**866-340-0445**  
WWW.SCHRADERFORTWAYNE.COM