

AUCTION TERMS & CONDITIONS:

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

DOWN PAYMENT: 10% down payment on each tract or combination of 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 at 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 Road
Fort Wayne, IN 46815

AUCTION MANAGERS:

JERRY EHLE & MIKE ROY

260-749-0445 | 866-340-0445

#AC63001504 • #AU19300123



CORPORATE HEADQUARTERS

950 N. Liberty Dr., Columbia City, IN 46725

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| SEPTEMBER 2016 | | | | | | |
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| Sun | Mon | Tue | Wed | Thu | Fri | Sat |
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| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | |



3 bedroom home with 2 full baths, full basement, new roof, active apple orchard

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www.SchraderAuction.com

3 BEDROOM FARMHOUSE

on **15[±]** Acres
IN 2 TRACTS

7812 Paulding Road
Fort Wayne, IN

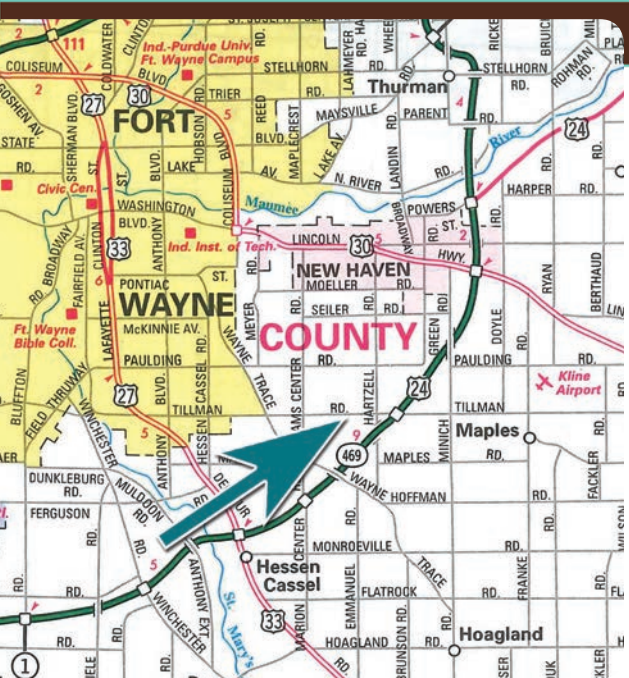


real estate

AUCTION

Tuesday, September 20 • 6 PM





*If you're looking for a great country property with tons of potential, check this one out!
Charming Farmhouse and enough acreage for recreational use or farming.*

real estate

AUCTION ^{15±} Acres

Tuesday, September 20 at 6 PM



7812 Paulding Road Fort Wayne, IN 46816

TRACT 1- Home & 4.3 Acres: 960 sq. ft. farmhouse on a full basement. There are 2 full baths and 3 bedrooms. A new roof has been recently installed. Oil forced air heat and window air conditioner. There is a wood handicap ramp on the east side of the home. Included in the sale are all of the appliances including washer and dryer. There are 3 outbuildings (also with new roofs) on this property along with a large active apple orchard. Plenty of room for a hobby farm, or build the country estate of your dreams.

TRACT 2- 10.3 Acres: This tract lies south of the home and follows the railroad to the west. If sold separately, there will be a 25' easement granted along the railroad for access. This tract has been allowed to grow up into wilderness for the last several years. It would be a great recreational area for trails or hunting, or with a little work could be a small tillable farm.

SELLER: Francis J. Bowers

Auction Managers: Jerry Ehle & Mike Roy

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

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