

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
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

Follow us on:



Get our new iOS App



www.schraderfortwayne.com

866-340-0445



Real Estate & Personal Property

AUCTION

Thursday, September 29th



Real Estate & Personal Property

AUCTION

ALLEN COUNTY • MAUMEE TWP.

Thursday, September 29

Personal Property: 4:00 pm, Real Estate: 6:30 pm

*5709 Fahlsing Rd.,
Woodburn, IN*



AUCTION

Thursday, September 29th

Personal Property: 4 pm
Real Estate: 6:30 pm

ALLEN COUNTY • MAUMEE TWP.

3 BEDROOM COUNTRY HOME • FURNITURE / TOOLS • LAWN & GARDEN

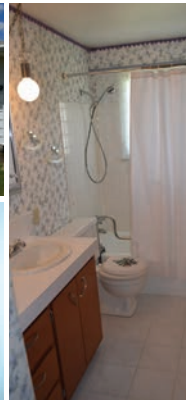
LOCATION:

5709 Fahlsing Rd (S.R. 101), Woodburn, IN
(Located just 1 mile north of Woodburn)

REAL ESTATE:

An immaculate 3 bedroom ranch on over 1/3 acre!

- Spacious Living room / Dining Room combo
- Large Galley Style Kitchen with plenty of cupboards
- Family Room area off of back of kitchen
- 3 nice sized bedrooms with 1 1/2 baths
- 2 car garage with storage cupboards
- Furnace and AC new in 2004
- Newer Roof and Newer Windows
- Large covered patio out back
- 2 barns in backyard
- City Water
- Woodlan Schools



Open house to preview the Real Estate:
Sunday, September 11 from 2 - 4pm, or call
office for private showing!

PERSONAL PROPERTY:

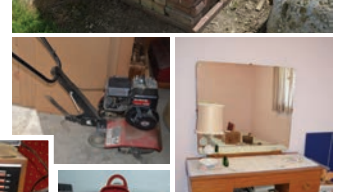
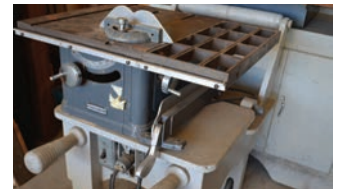
FURNITURE: floral sofa • blue Lazy Boy recliner • pair of living room chairs • 3 pc. Living room table set • modern coffee table • Stanley dining room table and 6 chairs with cane backs • china cabinet • twin bed • console sewing machine • 60's chest and vanity • nice patio table and (4) chairs • rolling office chair

ANTIQUES AND COLLECTIBLES: AMF Junior vintage tricycle • Schwinn Stingray "Fair Lady" girls bike • crock bowl • 1 gallon crock • covered crock jar • vintage apple peeler • metal license plate toppers • many vintage wrenches • all wood croquet set • lawn Jarts • Vito clarinet • 10' cast aluminum yard light • many bushel baskets • German Coo-Coo clock in original wood shipping box • 8 track tapes and player

LAWN AND GARDEN: Craftsman YTS 3000 21HP 42" riding mower, 6 speed • 3.5 HP Yard Machine tiller • 4 HP 22" snow blower • wheelbarrow • many assorted garden tools • push mower • 300+ vintage salvage bricks • circular paving edgers • salvage antique limestone pieces • 30 gallon propane tank • (2) gas grills • 8' aluminum stepladder • 18' aluminum extension ladder • large quantity of lumber: hardwood walnut, plywood, antique trim and much more • pile of scrap iron and scrap copper • gardening supplies

TOOLS: portable air compressor • Craftsman 12" band saw, 10" table saw, 10" radial arm saw, 6" joiner, sanding center and small cast table saw • tool boxes • assorted hand tools • Quick clamps • 24" pipe wrench • (3) bench vises • air horns • blue beacons • Reese hitch with sway bars • large quantity of hardware, electrical supplies & painting supplies

APPLIANCES AND HOUSEWARES: Whirlpool washer and electric dryer • Sears upright freezer • 100's of canning jars • Crockpot • roasters • cookware • assorted glassware and the entire contents of a large country kitchen • 2 drawer filing cabinet • folding card table • one gallon glass wine jugs • home stereo system



Seller: Helena Treadway
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