

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2,500 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 Personal Representative's 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 on day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order

survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

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.**

PERSONAL PROPERTY TERMS: Cash, Check, Mastercard & Visa. 4% convenience fee on credit cards.



7009 N. River Road Fort Wayne, IN 46815

SALE MANAGER: MIKE ROY

260-749-0445 | 866-340-0445

#AC63001504 • #AU08602044

CORPORATE HEADQUARTERS

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



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Real Estate and Personal Property Auction

Allen County, IN • 12432 Monroeville Rd., Monroeville, IN 46773

JUNE 2017						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
				8	9	10
		6	7	14	15	16
4	5	13	20	21	22	23
11	12	19	26	27	28	29
18	25					30

Real Estate and Personal Property Auction

Allen County, IN

12432 Monroeville Rd., Monroeville, IN 46773



866-340-0445
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- 3 Bedroom, 1 1/2 Bath Home
- In ground Pool
- Furniture
- Antiques & Collectibles
- Collection of Beer Signs
- Lawn & Garden & Tools
- Household

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

Saturday, June 10th
9:00 am - Personal Property
12 Noon - Real Estate

Real Estate **Auction** Personal Property

Saturday, June 10th • Auction held onsite at 12432 Monroeville Rd. Monroeville, IN 46773 (Just west of The Heritage Campus in The Felt Place Subdivision)

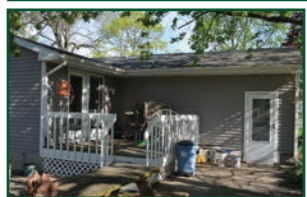
12 Noon - Real Estate

3 Bedroom, 1 ½ bath ranch home on a full basement. Located on a 1.04 acre corner lot

- New siding in 2015, new entry & garage door
- In Ground 16 x 32 pool
- Whole house 10K generator
- Large garden area, fruit trees, grapes and asparagus, strawberries, perennial garden and much more
- Central Air
- Concrete Drive
- Rear 10' x 12' deck with French doors leading to the family room
- Front 10' x 20' open porch
- New Bay Window in the Family Room
- Rear 20' x 30' Concrete Patio in the Rear
- 2 Car Attached Garage
- Natural Gas service
- Water Softener, Sump Pump

See More Photos Online!

**INSPECTION DATE:
Sunday, May 21 • 2-4pm**



9:00 am - Personal Property **LAWN & GARDEN, TOOLS & OUTDOOR:**

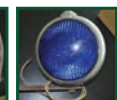
FURNITURE: 4 pc. Cherry Morgan-ton bedroom suite, full bed, custom glass tops • **cherry twin bed frame** • **an-tique 4 drawer chest** with glove boxes, glass tops and inlayed walnut • **many side chairs** • **project chairs** • **end tables** • **mauve recliner** • **vinyl child's rocker**

ANTIQUES & COLLECTIBLES:

Collection of 30+ **Vintage beer signs:** Falstaff, Strohs, Hamm's, Drewery's, PBR, 1975 Indy 500 Falstaff, '74 Falstaff metal round portrait tray, and many more! • **Falstaff shakers** • **Centlivre Nickle Plate opener** • **3 King's opener** • **6 Mile metal thermometer** • **ornate desk set** with clock, amber lamp and pen, marked Cyma • **Fruehauf Zippo lighter** • (4) **sterling silhouette spoons** • **Hoagland Volunteer Fire Depart-ment blue lighted bumper medallion** • **service for 12 William Rogers Lasal-le** • **Chrysler & GM one once silver rounds** • **many pocket knives** • **pink satin cookie tray** • **Heisey luncheon plates** • **vintage school drafting stool** • **large oak teacher's desk** • **set of 2 blue school lockers** • **bricks from Mon-roeville historical buildings** • **Fisher Price Sesame House** • **slaw cutter** • **in-dustrial metal clock**

214 garden tractor, Kohler engine, runs but rough condition, with tiller, snow blower and snow blade • **John Deere 15 metal trailer** • **IH front tine tiller** • **5' x 8' utility trailer**, with title • (2) **picnic tables** • **porch swing on frame** • **2 wheel dolly** • **16' aluminum extension ladder** • **aluminum step ladders** • **sockets & wrenches** • **assorted hand tools** • **many garden tools** • **tool boxes** • **patio furni-ture** • **patio metal table and chairs**

HOUSEHOLD: regulation pool ta-ble with accessories • **Maytag washer and Kenmore electric dryer** • **card ta-bles and chairs** • **SS Sunbeam mixer** • **glassware** • **canning supplies** • **large quantity canning jars** • **cherry pitters** • **small kitchen appliances** • **7 metal utility cabinets** • **jewelry boxes** • **board games & puzzles** • **collection of adver-tising men's caps** • **Pampered Chef bat-ter bowl**, new in box



www.SchraderAuction.com

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

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SELLER: Vic Depew | AUCTION MANAGER: Mike Roy, 260-437-5428