

# Real Estate Auction Terms And Conditions

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

**DOWN PAYMENT: \$2500** 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 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.**



10830 English Street, Hoagland, IN



7009 N. River Road  
Fort Wayne, IN 46815

AUCTION MANAGER: Mike Roy  
260-749-0445 • 866-340-0445  
#AC63001504 • #AU08602044  
Corporate Headquarters  
950 N. Liberty Drive  
Columbia City, IN 46725  
800-451-2709

SEPTEMBER 2017						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
					8	9
3	4	5	6	7	14	15
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

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260-749-0445 • 866-340-0445  
www.SchraderFortWayne.com



10830 English St.  
Hoagland, IN

Real Estate and  
Personal Property

# Auction

THURSDAY, SEPTEMBER 7  
4:00 PM Personal Property  
6:00 PM Real Estate

- 4 Bedroom, 2 Bath Home  
*Small town living at its best!*
- Antiques & Collectibles
- Furniture & Appliances
- Outdoor
- Household



# Auction

REAL ESTATE AND PERSONAL PROPERTY  
10830 English Street, Hoagland, IN  
THURSDAY, SEPTEMBER 7

Inspection  
Dates:  
MONDAY,  
AUGUST 21 &  
MONDAY,  
AUGUST 28  
5-7 PM



## 6:00 PM Real Estate 4 Bedroom, 2 Bath Home

Full Basement, one bedroom on main floor, large bath upstairs. New furnace, built-in hutch & bookcase, washer & dryer on main floor. Newer roof, open front porch, 2 car garage w/ opener, city sewer, large bedrooms w/ closets. *Small town living at its best.*



**SELLER:**  
ALVERA KNIPSTEIN  
Auction Manager: Mike Roy  
**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, LLC  
**260-749-0445**  
**866-340-0445**

More photos online: [www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)



## 4:00 PM Personal Property

**ANTIQUES & COLLECTIBLES:** Set of 5 T back chairs • set of 4 slat back oak chairs • Eastlake youth bed w/ siderails • Singer featherweight sewing machine model 221 in carry case • 10 gal. crock w/ handles • 5 gal. brown glazed crock • early sewing basket on stand • washboard • barn lanterns • galvanized tub • candlewick handled cookie tray • vintage Amish butterprint Pyrex refrigerator set • glass ceiling light shades • picnic baskets • costume jewelry • Roseville 60-7 yellow peony vase • Rogers silverplate flatware in case • pair of Goebel birds

**FURNITURE & APPLIANCES:** Like new 18 cu ft Frigidaire white refrigerator • platform rocker • blue wing back chair • asrt. end tables & lamps • 50's Stanley MCM chest & dresser • mahogany drop leaf table • full bookcase headboard • washer & gas Whirlpool dryer • upright freezer • small wood bookcase

**OUTDOOR:** Lawn Boy push mower • Lawn Boy snow blower • wheelbarrow • wood ext. ladder • alum. & wood step ladders • fishing rods & reels • pitch fork • potato fork • scoop shovel • rakes & asrt. garden tools • rolling tool box • lawn chairs • bird bath • shepherd's hook • lawn spreader • ext. cords • hose & reel • lady's bike • air compressor • gas grill • 2 wheel dolly • padded lawn chairs

**HOUSEHOLD:** Sharp 32" flat screen TVs • Kitchen Aid stand mixer • microwave • SS pots & pans • full kitchen w/ dishes & small appliances • magnifying glass on stand • elec. heater fireplace • Zenith table radio • electric roaster • decorators • bedding & towels • Tupperware • walking sticks • card tables & chairs

LARGE QUANTITY of fabric, full lengths of quality cotton fabric, sewing supplies, quilting supplies, quilting templates & frames, Singer console sewing machine, Singer featherweight

