

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer. Bids on the total property may compete.

DOWNPAYMENT: \$3,000 down payment on the day of the 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 Trustee 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.

FEMA FLOOD PLAIN: This property is in the FEMA Flood plain. The Seller has been paying flood insurance on this property.

SURVEY: Survey costs to be shared 50/50.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, 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, Fort Wayne, IN 46815

AUCTION MANAGER: Mike Roy

260-749-0445 • 866-340-0445

#AC63001504 • #AU08602044

Corporate Headquarters:

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800-451-2709

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PERSONAL PROPERTY TERMS & CONDITIONS:

Cash or Check with ID. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

JUNE 2018						
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

IN THE HIGHLY DESIRABLE WOODHURST NEIGHBORHOOD!

Allen County, Indiana • 5426 Woodhurst Blvd., Fort Wayne, 46807

REAL ESTATE & PERSONAL PROPERTY AUCTION



3 Bedroom, 2 1/2 Bath Home

- Mercedes SUV • Coins
- Antiques & Collectibles
- Appliances, Furniture, Housewares
- Lawn & Garden

Thursday, June 7

PERSONAL PROPERTY: at 4:00 PM

REAL ESTATE: at 6:00 PM



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

866-340-0445 • 260-749-0445

SchraderFortWayne.com



REAL ESTATE & PERSONAL PROPERTY AUCTION

Thursday, June 7
IN THE HIGHLY
DESIRABLE WOODHURST
NEIGHBORHOOD!

REAL ESTATE 6:00 PM

AUCTION LOCATION: 5426 Woodhurst Blvd., Fort Wayne, IN 46807.

HOUSE DESCRIPTION:

- 3 Bedrooms • 2 ½ Baths • 13' x 15' Three Season Room • Master Suite with 2 Closets & Full Bath • Large Open Family Room/Dining Room Combo • Wood Burning Fireplace with Tile Surround • Custom Built-in Bookcases in Living Room • Eat in Kitchen with Plentiful Cabinetry • Floored Walk up Attic • Brick Front • Updated Mechanicals • Updated 200 AMP Service Panel • Sprinkler System • Newer Roof, Replacement Windows • Storage Building • Black Chain Link Fenced Back Yard • Brick Paver Patio • Raised Bed Garden Area

PERSONAL PROPERTY 4:00 PM

MERCEDES SUV • ANTIQUES & COLLECTIBLES • COINS • FURNITURE • LAWN AND GARDEN



• 2006 MERCEDES BENZ ML 350 SUV, leather interior, sun roof, loaded, 105k miles, great condition, estate car!!
VIN# 4JGBB86E66A032860 (sells at approx. 5:45 pm)

COINS: • 1903-S \$5 gold coin, excellent condition • 1879 & 1881 Morgan dollars • 1922 & 25 Peace dollars • 1942 &

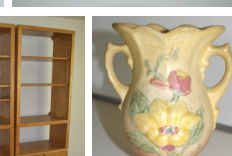
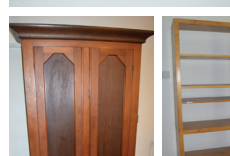
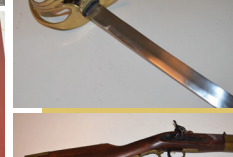
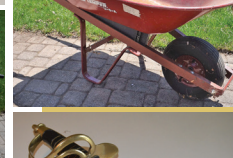
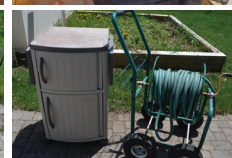
44 Walking Liberty halves • (2)1952 & 54 Franklin halves • (6) Buffalo nickels • (3) Red Seal \$2 dollar bills • 1956 Franklin proof set • (7) assorted proof sets • roll of uncirculated 2000 Sacagawea dollars • Complete set of Statehood quarter collection in binders • Presidential coin collection thru Trump in binders • Coins from around the world, 2 volume set in binders

ANTIQUES & COLLECTIBLES: • Large walnut wardrobe, original key, hooks inside, original pulls • industrial workbench • vintage Pyrex mixing bowls and casserole • Victorian blown lemonade set with painted overlay • Roseville peony flower bowl • Hull Art vase • Replogle globe • 45 caliber black powder musket loader • early Disney Thermos • 29 Hot Wheels Red Liners • Hot Wheels vinyl case • 15 cent Archie comic book • cast iron skillet • HO train set with Union Pacific locomotive • Civil War figurines in box • set of 10 Civil War knives in case • set of 12 WW II knives in case • Ingersoll Reliance 7 jewel open face pocket watch • Westclox Pocket Ben open face pocket watch • Indian Brass sword in metal sheath • Remote control airplane

APPLIANCES-FURNITURE-HOUSEWARES: • Maytag Atlantis washer and electric dryer • white side by side refrigerator • Ethan Allen colonial hutch • large oak bookcases • formal living room chairs • stacking vinyl ottoman • maple dinette set • 60's full bed • triple dresser • oak cabinet • MCM student desk • twin bed • cardio exercise machine • card table and chairs • (2) wicker chairs • office chair • SS cookware • large volume kitchenware • small appliances

LAWN AND GARDEN: • Hose reel on pneumatic wheels • poly patio cabinet • charcoal drum grill • assorted garden tools • metal mesh patio tables and chairs • lawn chairs • planters and flower pots • wheel barrow • shepards hooks • concrete urns • rolling Craftsman work seat • 3 section rolling Craftsman tool box

OPEN HOUSE DATES:
Monday, May 14 • 4-6pm
Monday, May 21 • 4-6pm



Seller: Gregory A. Marcus Estate, Mark Witmer, Estate Attorney • **Auction Manager:** Mike Roy, 260-437-5428

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