



22632 Main Street, Woodburn IN
Ready to Move In!

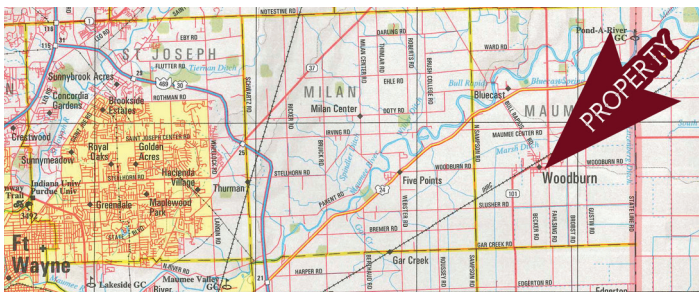
AUCTION

WOODBURN 2 BEDROOM HOME

MONDAY JUNE 10TH @ 6PM



- Updated interior to include, new carpet, new paint, kitchen cupboards, replacement windows
- Home is heated by electric baseboard,
- One full bath down and ½ bath upstairs
- 2 bedrooms upstairs plus a large landing
- Living room and dining room downstairs
- Large backyard with nice deck off of the back.
- Vinyl siding



Call office for showing:
260-749-0445



SELLER: RANDY & LAURIE SIEGER

AUCTIONEER: JERRY EHLE

SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC

866-340-0445 • 260-749-0445

SchraderFortWayne.com



AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered as one complete property. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$1,500 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. 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 on or before JULY 12, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The 2019 Real Estate taxes due in 2020 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

ACREAGE: All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller and successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC 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.