

AUCTION TERMS & CONDITIONS:

PROCEDURE: This Tract will be offered with open bidding as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: A \$2,500 cash down payment is due at the close of auction. A cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. The balance of the purchase price is due in 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 & 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 targeted closing date will be approximately 30 days after the auction (or as soon as possible thereafter upon completion of the Final Title Commitment & Seller's closing documents). The closing agent's fee for an administered closing will be shared equally (50:50) between Buyer & Seller. Buyer will pay any closing charges due to Buyer securing

a mortgage.

POSSESSION: Possession of the home shall be delivered at closing.

REAL ESTATE TAXES: Real estate taxes shall be prorated to the date of closing.

Buyer will assume & pay all assessments, including drainage assessments, if any, that are last payable without a penalty after the date of closing.

LOT SIZE: The lot size, dimensions & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or

implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the discretion of the Auctioneer. The Seller & 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 or Check w/ proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.



3043 Shawnee Trail, New Haven, In 46774

Auction Managers: Jerry Ehle & Mike Roy

AC63001504, AU19300123, AU08602044

MARCH	SU	M	TU	W	TH	F	SA
	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	31				



Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725

260.749.0445 • 866.340.0445 • SchraderFortWayne.com

REAL ESTATE & PERSONAL PROPERTY AUCTION

Personal Property: March 14 @ 10am Real Estate: March 19 @ 6pm

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REAL ESTATE & PERSONAL PROPERTY AUCTION

Personal Property: Saturday, March 14 @ 10am

Real Estate: Thursday, March 19 @ 6pm

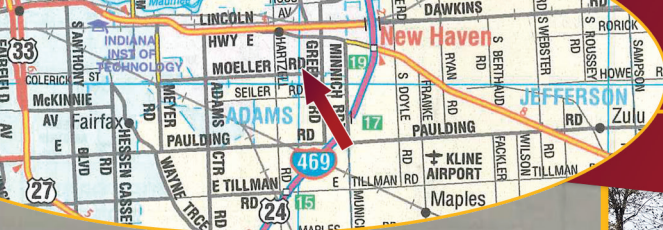
3043 Shawnee Trail
New Haven, In 46774

Two Story Home on Corner Lot
3 Bedroom, 2.5 Bath

Victorian & Primitive Furniture
Primitives, Crockery, & Dishware
Brass & Copper Items



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www.SchraderFortWayne.com



REAL ESTATE & PERSONAL PROPERTY AUCTION

Personal Property: Saturday, March 14 @ 10am

Real Estate: Thursday, March 19 @ 6pm



3043 Shawnee Trail, New Haven, Indiana 46774

Real Estate: Thursday, March 19 • 6pm

- 3 Bedroom, 2 ½ Bath Two Story Home On Corner Lot
- Three Season Room
- Three Car Garage
- Partially Fenced Backyard
- Built In 1995
- Gas Log Fireplace
- Covered Front Porch
- Approx. 1823 Sq. Ft.

REAL ESTATE DESCRIPTION: Approach the covered front porch & enter in a large foyer with vaulted ceiling & open stairway. The large family room features a brick gas burning fireplace & ample windows. The dining area is open to the kitchen that features the natural oak cabinetry & large pantry. Off the dining area is a vaulted three season room that has access to your private paver patio. There is a three car garage which is rare in this neighborhood. The second floor features two spacious bedrooms that share a hall bath & a large master suite with walk in closet & bath with shower, dual sinks & jetted tub. All of this on a spacious corner lot in the desirable Arrow Haven neighborhood.

Real Estate Open House: Sunday, March 1 from 2-4pm & Sunday, March 8 from 2-4pm



Personal Property: Saturday March 14 • 10am

We are still unpacking & organizing! Please check website for additional photos & details!

FURNITURE

- Massive 24" x 30" maple butcher block
- Eastlake pier mirror with marble shelf
- Eastlake barrel front desk/bookcase
- Eastlake marble top dresser
- Cedar blanket chest
- Marble top washstand with tile back
- 30's vanity with triple mirror
- Ornate Victorian bed
- Massive ornate wardrobe
- Victorian parlor set, settee & 6 side chairs
- Leather wing back chair
- Metal framed patio set
- Round pedestal table & 6 press back chairs
- Oak 4 drawer file cabinet



ANTIQUES & COLLECTIBLES

- Flip top oak ice chest
- Many brass pails & related
- Copper tubs & bowls
- Large amount of copper & brass decorators
- Slag lamp
- Vanity lamps
- Ladies & gentlemen hats
- Student library lamp
- Kitchen & mantel clocks
- Enamel & granite ware
- Wooden bowl
- Molding plane & other primitives
- Milk cans
- Crock & crock jugs
- Ft Wayne Perfect coffee tin
- Large volume transferware, blue willow china
- Ironstone wash set pieces
- Many framed prints & pictures
- RR caboose cast iron stove from Biggs Lafayette
- Pitcher pump lamp
- Camel back & steamer trunk
- Pair of glass beaded chandeliers
- Many walnut & ornate plaster picture frames
- Sterling flatware & silverplate tea set



Seller: Vonne G Meussling

Auction Managers:

Jerry Ehle & Mike Roy

SCHRADER
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of Fort Wayne

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