

TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction. 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, & 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 & 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 General Warranty Deed OR Trustee's Deed.

CLOSING: The balance of the purchase price is due at

closing. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

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

REAL ESTATE TAXES: The 2021 Real Estate taxes due in 2022 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

ACREAGE: The lot size, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: New survey has been ordered and will be split 50/50 between buyer and seller.

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**



AUCTION MANAGER:

MIKE ROY

#AC63001504, #AU08602044

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CORPORATE HEADQUARTERS:

950 N LIBERTY DRIVE
COLUMBIA CITY, IN 46725
260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

**MONROEVILLE, INDIANA
REAL ESTATE AUCTION
THURSDAY, AUGUST 12TH
AT 6:00 PM**

**MONROEVILLE, INDIANA
REAL ESTATE
AUCTION**



**THURSDAY,
AUGUST 12TH
AT 6:00 PM**

204 MONROE STREET
MONROEVILLE, IN 46773

- 3-4 BEDROOM HOME**
- SMALL TOWN LIVING
 - MOVE IN READY

- OPEN HOUSES**
- MONDAY, JULY 26TH
 - MONDAY, AUGUST 2ND

FROM
4:00 PM TO 6:00 PM



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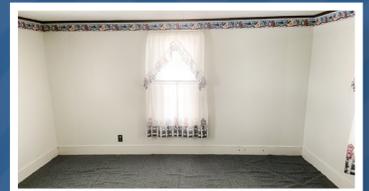
MONROEVILLE, INDIANA REAL ESTATE AUCTION

THURSDAY, AUGUST 12TH
AT 6:00 PM



HOME FEATURES

- MAIN FLOOR BEDROOM
- THREE BEDROOMS UPSTAIRS (ONE BEING THE LANDING)
- OAK CABINETS
- UPDATED SERVICE PANEL
- NEWER ROOF
- NEWER SIDING
- ALL VINYL REPLACEMENT WINDOWS
- WATER HEATER NEW IN 2019
- CENTRAL AIR
- 16' X 24' GARAGE WITH NEWER OVERHEAD DOOR



“MOVE IN READY HOME WITHIN WALKING DISTANCE TO ALL THE AMENITIES. ALL OF THE WORK HAS BEEN DONE. WELL MAINTAINED AND UPDATED. ALL IT NEEDS IS YOUR DECORATING TOUCH AND YOUR FAMILY TO MOVE IN. EXCELLENT OPPORTUNITY”

SELLER: THELMA GERARDOT
AUCTION MANAGER: MIKE ROY

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 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne