Real Estate Auction - Live & Onsite: **Tuesday, October 26 • 6pm** 11335 Marion Center Rd Fort Wayne, IN

Personal Property - Timed Online Only: **Auction Begins Closing - Sunday, October 10 • 6pm**

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Corporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725
260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

Auction Managers: **Jerry Ehle • 260.410.1996**
Mike Roy • 260.437.5428

#AC63001504, #AU19300123, #AU08602044

REAL ESTATE TERMS & 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: $10,000 down payment on the day of auction. The down payment may be made in the form of 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 Warranty Deed(s).
CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before November 26, 2021.
POSSESSION: Possession is at day of closing.
REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
ACREAGE: All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new 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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & 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 & CONDITIONS: *10% BUYER'S PREMIUM CHARGED ON ALL ITEMS! NO CREDIT CARD FEES!* The credit card that you register on HiBid.com w/ will be charged at the conclusion of the auction.

Real Estate - Live & Onsite

Tuesday, October 26 • 6pm

- 3 Bedroom All Brick Ranch on Full, Partly Finished Basement
- Steel Frame 50'x60' Barn
- 1.5 Acre Pond
- Set Upon 10± Acres

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- Motorhome • Ferris Mower
- Dune Buggy • Lawn & Garden
- Pin Ball Machine • Appliances
- Furniture • Household

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Southeast Allen County Real Estate Auction

10± Acres

Open House: Sun, Oct. 10 from 2-4pm or Call Office to Set Up a Private Showing 260.749.0445

Real Estate - Live & Onsite

Tuesday, October 26 • 6pm

11335 Marion Center Rd Fort Wayne, IN

- 3 Bedroom All Brick Ranch on Full, Partly Finished Basement
- Steel Frame 50'x60' Barn
- 1.5 Acre Pond
- Set Upon 10± Acres

- All brick ranch w/ full, partial finished basement
- Bright kitchen w/ center island & plenty of cabinets
- Large living room/dining room area
- Family room w/ wood-burning fireplace
- Beautiful master bedroom/ bath
- Basement includes large rec room area w/ living area
- Bonus rooms in basement (craft room, reading room, utility room)
- Covered back patio off of the family room
- 50'X60' steel frame barn w/ (2) overhead doors, 220 elect., Water
- 1.5 Acre stocked pond w/ aerator, gazebo, steel walk-over bridge
- Lots of additional bare land for pasture, etc.
- Whole house generator
- Gas forced air & central air
- City sewer & well water
- **Annual taxes:** $1205 w/ exemptions
- East Allen Schools

Seller: Jane Whitcraft

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• **Immaculate 2000 Country Coach "Intrigue" Motorhome,** 68,710 miles, Cream Leather Interior, Central Hydronic Heat, Living Room, Kitchen slide out, Tons of undertow storage, queen bed, separate shower from bath, side by side refrigerator/freezer, Dining table & chairs, queen bed is new & never used, & the TV electronics are all new, **LOADED & READY TO ROLL!!!** • **Ferris Commercial Mower,** CAT Diesel C1.1 motor, 61" deck, 28 HP, Zero Turn, only 214 hours • **Joyner JNSZ650DL Dune Buggy,** 222 miles, overhead lights, knobby tires, Harness belts, 650 CC • **Trac Vac** Lawn system • **Woods Gill** PL 60 3 Pt. Aerator • **Spyker** 3 Pt. electric lawn spreader, 120lb. cap. • Pull behind thatcher • **Craftsman** Contractor series 10" radial arm saw • **Power Kraft** elect. scroll saw • New in box **CST-Berger** Universal Contractor's tripod & new 16' leveling rod • **Craftsman** Stacking rolling tool boxes • Heavy metal work-welding table • **Yard Max** 3.5 hp edger • Cub Cadet ST 100 22" wheeled string trimmer • Push spreader • Toro S 21 Snowblower • **Troy Bilt** TB 130 21" lawn mower w/ grass catcher • **Craftsman** motorcycle jack • **Brute** Gear Drive 725 front tine tiller • **Fimco** 15 Gal. elect sprayer w/ wand only • **Echo** ES 250 gas power blower-vac • **Toro** elect. blower-vac • **Husqvarna** gas weed trimmer • **Shindawa** gas weed trimmer • New in box **Mr. Heater** propane convection heater • 10" table saw • Metal Shelving • Hand & Power tools • many Craftsman wrenches • Garden tools • Lots of misc. auto fluids & paints • **SEGA PINBALL Mary Shelley's FRANKENSTEIN MACHINE** • **Whirlpool** Stainless side x side refrigerator • **Hobart** Counter top kitchen aide mixer • **Sharp** Carousel stainless microwave • **Kenmore** Elite top load washer • **Kenmore** electric dryer • **Singer** 102 sewing machine • Wood Spindle bed • (2) **Fire Protector** Fire Safes, combination locks • small roll top desk • wood office desk • office chairs • Oak China cabinet • Computer desk • Endurance by **Body Solid** treadmill • Elliptical machine • Leather sofa • Leather love seat • **Ultravision** Big Screen tv • Bakeware • cookware • & more to be discovered!!

Preview: Fri, Oct. 8 from 3-6pm

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To Bid Online Go To:
www.SchraderFortWayne.com

Load Out: Mon, Oct. 11 from 10am-6pm

Timed Online Only Personal Property Auction