REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2500 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 General Warranty 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.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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







SchraderFortWayne.com

AUCTION Thursday, May 29 Personal Property sells @ 3pm Antiques • Antique Furniture Collectibles • Glassware • Costume Jewelry Civil War Era Discharge Paper 1866 Appliances • Household • Tools Real Estate sells @ 6pm 3 Bedroom Home in CrestWood Colony

1630 Tulip Tree Rd

Fort Wayne, IN









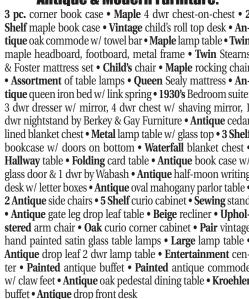






Personal Property sells @ 3:00 pm





Antiques. Collectibles. & Glassware:

Antique 1866 Civil War era military discharge paper • War Sentry fire proof lock box • Beveled plate glass wall mirror ration books • Antique photographs • Antique marriage & • Luggage by Leisure • 4-Dr. filing cabinet • Linens • Board family tree certificates • Vintage portable Singer sewing magames • Assrt. of hard cover books • Cook books • Wicker chine • Stoneware wash bowl • Large framed beveled mirror hamper • Vases • Baskets • Afghans • Set of 4 Currier & Ives • Gone With The Wind style hurricane lamp • Sad iron w/ wall plaques • Misc. framed wall prints • Wall mount candle wood handle • Large assrt. of costume jewelry • No.2-A fold- holders • Assrt. of Christmas decorations • Canes • Uming Autographic Brownie camera • Victorian style hand mir- brellas • Picture frames • Handmade sock clowns • Retro 1875 • Antique porcelain headed dolls • The Caldron year- Foreman grill • Regal crock pot • Black & Decker hand mixbooks 1938, 1941• Scotty book ends • Assrt. of belt buck- er • Black & Decker toaster oven • Elec. skillet • Utensils & les • Vintage Kodak Signet 35mm camera w/ accessories • a large assrt, of plated flatware • Ball & Kerr canning jars • White Fruit House 10 gal. crock • Lords Last Supper tapestry Microwave stand • Kenmore refrigerator • Whirlpool Estate • "Our Own" antique wash board dated 1897 • Sinclair Dino washer & dryer • Porch glider rocker • Cement bird bath • gasoline pump globe • Antique wood block plain • Vintage Sharp Twin Energy vacuum • G.E. 50 pint dehumidifier • high chair • Vintage baby cloths • Antique picture frames Kenmore humidifier • Phillips radio, cassette, CD player • • Antique photograph mounted in convex frame • Large Heavy duty vise • Roof jacks • Misc. hand & garden tools

collection of bells • Beer steins • Hager pottery vase • Large 3 pc. corner book case • Maple 4 dwr chest-on-chest • 2 vintage beer can collection • Antique wood coffee grinder • Shelf maple book case • Vintage child's roll top desk • An- Johann Bavaria Germany 8 place setting of china • Country tique oak commode w/ towel bar • Maple lamp table • Twin Service Autumn Gold dinnerware • Gibson dinnerware dishmaple headboard, footboard, metal frame • Twin Stearns es • Sheffield Imperial Gold china 12 place setting • (6) Royal & Foster mattress set • Child's chair • Maple rocking chair Victoria fine bone china English mugs • (4) Hooks Drugstore • Assortment of table lamps • Queen Sealy mattress • An- glasses • Pink depression glass pitcher • (3) Pink depression tique queen iron bed w/ link spring • 1930's Bedroom suite: glass plates • 3 Footed green opalescent ruffled glass bowl • 3 dwr dresser w/ mirror, 4 dwr chest w/ shaving mirror, 1 Iris floral pattern bowl • Yellow depression glass bowl • Cardwr nightstand by Berkey & Gay Furniture • Antique cedar nival covered jar • Carnival Jack in the Pulpit vase • Antique and Tulip Tree). lined blanket chest • Metal lamp table w/ glass top • 3 Shelf Hull 966 duck cookie jar • Cambridge etched creamer & sugbookcase w/ doors on bottom • Waterfall blanket chest • ar w/ sterling base • Antique glass water pitcher • Royal Saxe Hallway table • Folding card table • Antique book case w/ Germany hand painted plate w/ Sitting Bull Indian portrait glass door & 1 dwr by Wabash • Antique half-moon writing • Pair of green Fiesta dinner plates • Antique glass spooner desk w/ letter boxes • Antique oval mahogany parlor table • • Cut glass star shape bowl & glass salt dips • Hull F25 ped-2 Antique side chairs • 5 Shelf curio cabinet • Sewing stand estal planter • Thumbprint ruby rim glass days 1978 plate • • Antique gate leg drop leaf table • Beige recliner • Uphol- Hankscraft 805 small pottery bowl • Pair of beehive shape stered arm chair • Oak curio corner cabinet • Pair vintage crock bowls • (2) small crocks • Brown crock bowl • Miniahand painted satin glass table lamps • Large lamp table • ture oil lamps • Holland Delft blue decorative shoe • Glass w/ claw feet • Antique oak pedestal dining table • Kroehler • Fireking dishes • Clear glass bowls, serving trays, dishes,

Household. Appliances. Tools/Outdoor:

ror • Antique eveglasses • Straight edge razor • Brass school utility cart • Misc. kitchenware • Wood rolling pins • Granite bell • Vintage TDC Vivid projector • Bibles dated 1848, 1854, double boiler • Osterizer Galaxie vintage blender • George

Auction Thursday, May 29

PERSONAL PROPERTY SELLS @ 3:00 PM REAL ESTATE SELLS @ 6:00 PM

LOCATION: 1630 Tulip Tree Road, Fort Wayne. IN 46825

Directions: Take N. Clinton to Red Haw Drive and turn west (stay left onto Cinnamon Rd.) follow to Butternut Ln. and turn North (right) to Tulip Tree Rd. (home is on corner of Butternut

Real Estate sells @ 6:00 pm

HOME FEATURES:

- Ranch Home on a crawlspace in Crest Wood Colony
- 1,248 square feet
- 3 bedrooms
- 1 full bathroom
- Large eat-in kitchen
- Family room
- Armstrong Ultra SX

- Asphalt shingle roof
- Spacious 2 car detached garage
- 2013 pay 2014 taxes: \$1,594.26 (no homestead exemption on file)
- of N. Clinton, easy access to Coliseum Blvd. & I-69







HOUSE: Sunday. May 11,

2-4pm

OWNERS: DAVID NORTON AND STEVEN NORTON

Sale Manager: Jared Sipe 260-750-1553 • 866-340-0445



www.SchraderFortWavne.com www.SchraderAuction.com



























































































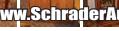






































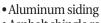


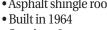


Antique drop leaf 2 dwr lamp table • Entertainment cen- 8 oz. baby bottle • Cobalt blue pedestal cake stand w/ glass ter • Painted antique buffet • Painted antique commode dome • (6) oil lamps • Hand painted plates & serving dish

candle holders • Various size & style marbles







- 95x100 corner lot with chain fence
- Great North location off







