

## Terms and Conditions

**PROCEDURE:** There will be open bidding during the auction as determined by the auctioneer.

**DOWN PAYMENT:** 5% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

**APPROVAL 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. The final bid price shall be accepted.

**DEED:** Seller shall provide a Warranty deed.

**EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place 15 days after proof of merchantable title.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** Pro-rate to day of closing

**SURVEY:** There will be no survey; the property shall be deeded with the existing legal description.

**EASEMENTS:** The sale of the property is subject to any and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**

**ABSOLUTE Real Estate AUCTION**

FORT WAYNE, IN • ABOITE TOWNSHIP

**SCHRADER**  
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive

Columbia City, IN 46725

260-244-7606 • 800-451-2709

**SALE MANAGERS:**

**GARY BAILEY • 800-659-9759**

**ARDEN SCHRADER • 260-244-7606**

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SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
				6	7	8
	3	4	5	12	13	14
	10	11	18	19	20	21
	17	18	25	26	27	28
	24	25				29
	31					30
<b>AUGUST 2014</b>						

*Fort Wayne, Indiana*

NEAR I-69 & SR 14 • ABOITE TOWNSHIP



**Sells  
Regardless of  
Price!!**

**Saturday, August 23  
10:00 AM**

- Split level home with in-ground pool
- Large Corner Lot
- Close to Shopping, easy access to SR 14 & I-69

**ABSOLUTE Real Estate AUCTION**

**SCHRADER**  
Real Estate and Auction Company, Inc.



# ABSOLUTE *Real Estate* AUCTION

Saturday, August 23  
10:00 AM

## *Directions to the Property*

Auction held on site: 715 S Hadley Road, Fort Wayne, West of I-69 to Hadley Road, turn North to the property at the intersection of Westlawn Drive and Hadley Road.



## *Property Information*

Split level home with in-ground pool, balcony deck, large corner lot. Close to shopping, and easy access to SR 14 and I-69. This home offers 1920 square feet of living space with kitchen, dining room, living room, utility area, 3 or 4 bedrooms and 2 baths. Home includes Bryant gas furnace and gas water heater, along with kitchen appliances. Under house 2 car garage. Paved drive. Beautiful, large yard, great for children and pets.

Parcel ID: 02-11-01-451-004.000-075

*Fort Wayne, Indiana*  
NEAR I-69 & SR 14 • ABOITE TOWNSHIP



*Owner:*  
**MARTHA HOUSER**

 **SCHRADER**  
Real Estate and Auction Company, Inc.



## *Inspection Dates:*

Sunday, July 20, 1-3 PM &  
Tuesday, July 22, 4:30-6 PM

For a private inspection  
call the Sale Managers.



[www.garybailyauctions.com](http://www.garybailyauctions.com)  
**800-659-9759**

SALE MANAGERS:

Gary Bailey - 800-659-9759 • Arden Schrader - 260-244-7606