

# REAL ESTATE AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered at oral auction.

**DOWN PAYMENT: \$1500** 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, if 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.

The final bid is subject to the Seller's 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 Personal Representative's 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 on 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 Title Commitment. The seller shall determine any need for a new survey and shall order

potential bidder is responsible for conduct in the brochure are approximate. Each

company. All sketches and dimensions

erty is made by the Seller or the Auction

express, or implied, concerning the prop-

being sold on "AS IS, WHERE IS" basis,

in the Purchase Agreement. The property

ject to the terms and conditions outlined

brochure and all related materials are sub-

**RANTIES:** All information contained in this

**DISCLAIMER AND ABSENCE OF WAR-**

agents of the Seller.

and Seller.

**AGENCY:** Schrader Real Estate & Auction

essary, shall be split 50/50 between Buyer

survey. The cost of the new survey, if nec-

Co. and its representatives are exclusive

of the Seller.

contained in the brochure is subject to

verifications by all parties relying on it. The

Seller or the Auction Company assumes

ments of bidding are at the discretion of the

from bidding if there is any question as to

the persons credentials, fitness, etc. All

ANY ANNOUNCEMENTS MADE THE DAY

OF THE SALE TAKE PRECEDENCE OVER

PRINTED MATERIAL OR ANY OTHER

ORAL STATEMENTS MADE.

**SCHRADER REAL ESTATE AND AUCTION of Fort Wayne, LLC**  
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Fort Wayne, IN 46815  
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Auction Manager: Jerry Ehle  
#AC63001504, #AU19300123

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**NORTHEAST FORT WAYNE Home & Personal Property Auction**

**3 Bedroom, 2 bath Ranch Home on 1 Acre**  
Furniture • Antiques & Collectibles • Appliances  
Housewares • Lawn & Garden, Tools • Misc.

7716 Wheelock Road  
Fort Wayne, IN



**NORTHEAST FORT WAYNE Home & Personal Property Auction**



# Auction

TUESDAY, JUNE 9 • 4 PM & 6 PM



7716 WHEELOCK ROAD

(Located 1 mile north of Stellhorn Road, and south of 469)

## 3 BEDROOM, 2 BATH RANCH ON 1 ACRE @ 6:00PM

### HOME FEATURES:

- Spacious Kitchen w/ eat-in area & walk-out to patio!
- Family room w/ all brick woodburning fireplace w/ insert!
- Formal Dining room w/ chandelier and chair railing!
- Large Formal Living room!
- Master Bedroom w/ bath & walk-in closet!

- Utility Room off of the kitchen!
- 2 Car attached garage w/ bonus workshop / storage room!
- Partial wooded lot w/ mature trees, & fenced back yard!
- 10' x 12' shed in the back yard!
- Home is heated completely by electric baseboard!

Inspection  
Date:  
Sun., May 17  
2-4 PM

## PERSONAL PROPERTY @ 4:00PM

**FURNITURE:** Lazy Boy burgundy leather recliner • Lazy Boy floral sofa & loveseat • dark oak finish full-queen bedroom suite • **American Drew** dark finish dining room suite w/ 6 cane back chairs & china cabinet • floral living room sofa • pair of aqua LR chairs • maple twin bed • maple dresser w/ mirror • wood bookcase • office desks, cabinets & office chair • 4 padded patio chairs w/ glass top table • oak entertainment cabinet • assorted lamps & end tables • wood armed LR chair

**ANTIQUES & COLLECTIBLES:** Ornate Victor floor safe advertising "The Review Printing Co." • Hamilton Beach Pyrex mixing bowls • Daisy Buck BB gun, in package • child's red vinyl chair • Sony HP 161 stereo tuner • **HORSE ITEMS:** trophies & plaques • award blankets • wall hangings & horse decorator items, USTA Sires & Dams directories from 58-88

**APPLIANCES:** General Electric almond refrigerator w/ ice maker, 21 cu.ft. • Kenmore washer & electric dryer

**HOUSEWARES:** Like new Hoover Savvy 12

amp Windtunnel vacuum cleaner • Linden mantel clock • Pfaltzgraff Heirloom service of 8 dishes • several crock pots & small appliances • assorted kitchenware • bedding • decorator items • picture frames • floor photo screen • SS dutch oven • Sony DVD-VHS player

**LAWN & GARDEN, TOOLS:** Troy Bilt 21" push mower, self-propelled, rear bagger • Craftsman 6.5hp push mower, self-propelled, rear bagger • Husqvarna chain saw • 36" lawn roller • wheelbarrows • 16' aluminum ext. ladder • 6' alum. & wood step ladders • shop vac • car ramps • floor ramps • Weedeater gas blower • B&D elec. weed eater • large selection of hand tools • wrenches, sockets, vise-grips & much more • garden tools • post hole digger • pick axe • garden hoses & reels • EICO ohm-amp meter • tool boxes • utility cabinets • sander • elec. drill • saws • ext. cords • drill bits

**MISC.:** Golf clubs • Christmas & other holiday decorations • DVD's • games • books • metal bird bath

SELLER: RUSSELL HILL ESTATE

**SCHRADER**  
REAL ESTATE AND AUCTION  
of Fort Wayne, LLC

Auctioneer: Jerry Ehle

260-749-0445 • 866-340-0445 • www.schraderfortwayne.com

