

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, so be sure you have arranged financing, if needed, prior to bidding.
ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the closing.
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 place within 30 days of presentation of insurable title. Costs for an insured place within 30 days of presentation of insurable title. Costs for an insured place within 30 days of presentation of insurable title.

SCHRAEDER REAL ESTATE & AUCTION of Fort Wayne
 7009 N. River Road Fort Wayne, IN 46815
 SALE MANAGER: MIKE ROY
 260-749-0445 | 866-340-0445
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CORPORATE HEADQUARTERS
 950 N. Liberty Dr.,
 Columbia City, IN 46725
 Follow us on:



866-340-0445

EhleAuctions.com

SchradefortWayne.com

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Thursday, June 25

Real Estate & Personal Property AUCTION

3:00 PM - Personal Property
6:00 PM - Real Estate

3 Bedroom Home • Furniture • Television & Appliances • Glassware & China
 Antiques & Collectibles • 200+ Jim Beam Bottles • 30+ Vintage Beer Signs & Mirrors
 Housewares & Lawn and Garden



SCHRAEDER REAL ESTATE & AUCTION of Fort Wayne

WHERE IS "AS 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 inspection, 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 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.

POSSESSION: Possession on day of closing, immediately following the closing shall be shared 50/50 between Buyer(s) and Seller.
REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing. 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 survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
AGENCY: SchradefortWayne Real Estate & Auction Co. 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,"

603 School St., Culver IN 46511

Real Estate & Personal Property AUCTION

Thursday, June 25

REAL ESTATE: TO SELL AT 6:00 PM

3 Bedroom Cape Cod • Full Basement; finished basement with retro bar room • Enclosed 3 season room • Corner Lot; Excellent Location • Hardwood floors & wood French doors • Faux limestone exterior • 2 full baths • Central air • Garden Shed • First floor master bedroom

LOCATION: 603 School St., Culver, IN 46511

Located just blocks from The Culver Academies and Lake Maxinkuckee • Located between Culver High School and Culver Elementary School

**OPEN HOUSE
SUNDAY, MAY 31 • 2-4PM
CALL OFFICE FOR PRIVATE SHOWING!**



PERSONAL PROPERTY: TO SELL AT 3:00 PM

FURNITURE: Tell City maple table and 4 chairs • Tell City maple hutch • Thomasville bedroom suite, chest, queen-full bed & nightstand • Pennsylvania House maple dry sink • Maple serving tea cart • Nichols And Stone maple rocker • Broyhill sofa table • Ethan Allen maple end tables • Kroehler chest of drawers • Chest on chest • Cheval floor mirror • Pair of vintage maple twin beds • Sumter oak dresser with mirror and pair of twin beds • 2 seat dinette set • Oak TV stand • Assorted end tables & lamps • Several living room chairs • Sofa • Entry cabinet & wall mirror • **RETRO VINTAGE GREEN VINYL SECTIONAL AND GREEN VINYL PUB BARREL GAME TABLE WITH 4 MATCHING BAR STOOLS**
TELEVISION-APPLIANCES: 2011 LG 42" flat screen television • Small chest freezer • Whirlpool washer and electric dryer • Hitachi 19" flat screen TV

GLASSWARE-CHINA: Candlewick luncheon set with 8" plates, 13" oval serving, graduated plates and candy dishes • Pair of Redwing vases • Redwing deer flower frog • Fenton blue hobnail vase • Metlox California Strawberry service of 12 dishes • Fenton white dot syrup pitcher • Fenton double headed table lamp • Fenton milk glass epergne • Carnival fluted bowl • Shirley Temple pitcher • Amber moon and stars candy dish

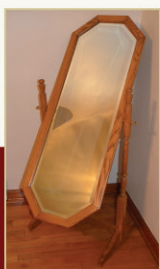
ANTIQUES AND COLLECTIBLES: Oneida Tudor silverplate flatware in case, ser. of 12 • Pot belly cook stove • Aurora AFX slot car track • 25 silver dimes & 10 silver quarters • Many wheat pennies • Culver souvenir sterling spoon • Culver Argos canvas bank bag • Vintage typewriter • Chalk lion door stop • Wicker planter • Vintage wood toy box with graphics • Falstaff beer aluminum cooler • Indy and other motor sport patches

200+ JIM BEAM BOTTLES: Train set with track • Indy cars • Elvis • Political • VW • Many with boxes, excellent condition! Complete Old Crow chess set in boxes!

30+ VINTAGE BEER SIGNS AND MIRRORS: Large selection, variety of brands: Miller beer clock, Budweiser horses in case, PBR signs, COME AND TAKE A LOOK!

HOUSEWARES AND LAWN AND GARDEN: SS cook pot • Kitchenware • Small kitchen appliances • Many new in box small appliances • Lawn spreader • Shovels, rakes and garden tools • Aluminum step ladder • Live trap • Axe • Patio chairs • Large selection of decorator items • Longaberger baskets

TERMS: Cash, Check, Credit Card with 4% convenience fee



SELLER: KATHRYN I. MAY ESTATE
SALE MANAGER: MIKE ROY
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www.SchraderFortWayne.com