

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2,500 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.

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 Trustee'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.

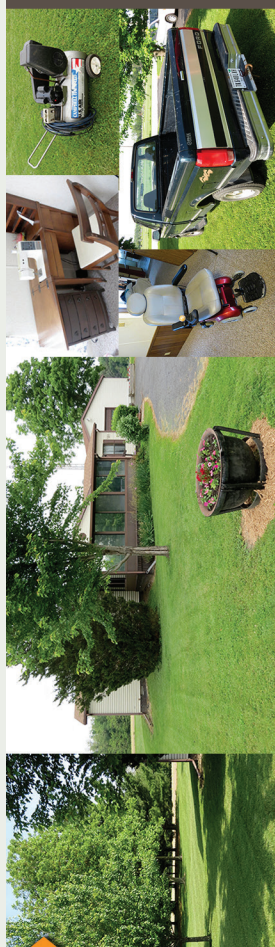
REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

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 survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader 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, 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.



Follow us on:

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Real Estate and Auction Company, Inc.

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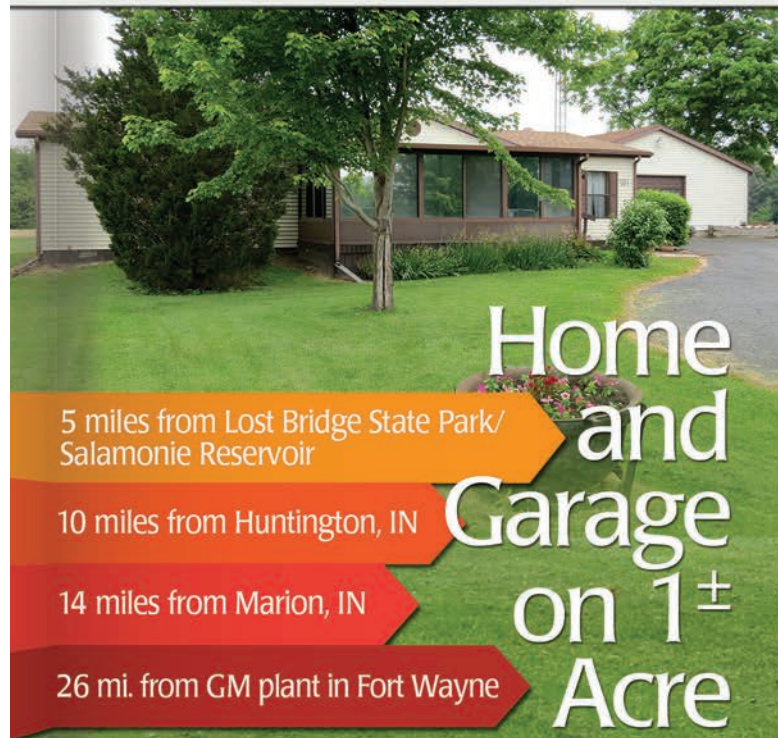
Auction Manager: Dale Evans 260-894-0458
email: auctions@schraderauction.com

AUGUST 2015							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
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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	31						



www.SchraderAuction.com

Huntington Co., IN | near Mt. Etna
Lancaster Twp. | Huntington County Community School District



Home
and
Garage
on 1[±]
Acre

5 miles from Lost Bridge State Park/
Salamonie Reservoir

10 miles from Huntington, IN

14 miles from Marion, IN

26 mi. from GM plant in Fort Wayne



SCHRADER
Real Estate and Auction Company, Inc.

Home & Personal Property
AUCTION

Saturday, August 8

Personal Property 10 AM | Real Estate 12 Noon



Home & Personal Property AUCTION

SATURDAY, AUGUST 8

Property Location: 5672 W. 600 S. (IN-124), Huntington, IN 46750. **Directions:** From the intersection of IN-9 & IN-124 near Mt. Etna, travel east on 600 S. (IN-124) for .8 mile to the property on the north side of the road. From I-69 at exit 278 (Huntington/Warren exit), travel north on IN-5 for 1.4 miles to 600 S. (IN-124). Turn west and travel 6 miles to the property on the north side of the road.
AUCTION HELD ON-SITE.



Inspection Dates:
**Tuesday, July 7, 5-7 PM &
Tuesday, July 21, 5-7 PM**



Personal Property 10 AM

PICKUP TRUCK: 1995 Ford F-150 XLT 4x4 pickup truck, 74,210 mi., 5.0 EFI, 8' bed, power locks & windows, cruise control, air, tilt, VIN 1FTEF14N-25NA37802

ANTIQUES & COLLECTIBLES:

Early 3-door china closet w/ glass front • pie safe • Hull vase • green depression glass • Fireking bowl • early clear glass • dog figurine • crock jug • misc. crocks • milk can • early picnic basket • butcher kettle w/ dump frame • Radio Flyer wagon • more

FURNITURE: (2) matching recliners • 9-drawer dresser w/ book shelf • round table w/ 4 chairs • dressers • desk w/ chair • Kenmore sewing machine • Perfect sewing cabinet • queen bed • filing cabinets • rocking chairs • table lamps • card table/chairs • Lowry organ w/ bench • & more

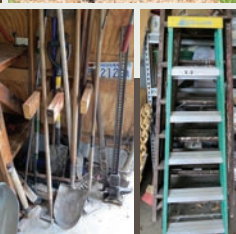
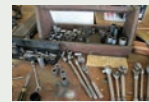
APPLIANCES: Frigidaire refrig. • Maytag gas stove • Maytag heavy duty washer & dryer • microwave • (2) Kenmore upright freezers

HOUSEWARES & MISC:

Pressure cooker • roaster • blender • toaster • bread maker • coffee makers • bakeware • cookware • pots & pans • mixing bowls • utensils • rolling pins • cutting boards • decor • baskets • board games • books • sewing notions • bedding/blankets • vacuum • stereo & speakers • power wheel chair (needs batteries) • & more

LAWN & GARDEN, TOOLS:

Dixon 0-turn mower w/ Kohler Command 14 motor • 5.5 HP rear-tine tiller w/ power reverse • Campbell Hausfeld 3.5 HP air compressor • power tools (drill, sander, grinder, etc.) • wood working tools • hand tools (hammers, saws, wrenches, sockets, ratchets, levels, planes, etc.) • lawn/garden tools (shovels, rakes, hedge trimmers, etc.) • misc. hardware • metal shelving • ladders • wheel barrow • RR jack • log chain • ext. cords • lubricants • shop light • organizers • vice • & more



Real Estate 12 Noon

This property includes a ranch home and garage situated on one acre with beautiful, mature trees.

The 3-bedroom, 2-full bath manufactured home has a 10'x20' enclosed front porch and a 9x18' enclosed rear porch. The home also includes an eat-in kitchen with an island and abundant storage space, a dining room, a family room with cathedral ceiling, and a utility room. The master bathroom has a garden tub, shower enclosure, and double sink. The 30'x30' oversized heated garage has a 16' front overhead door and a 9' rear overhead door. Other amenities include an LP gas forced air furnace, central air, 4" well, water softener, newer roof on the home, paved drive.



SELLER: Lowery Revocable Trust

Auction Manager: Dale Evans 260-894-0458

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