# SCHBADER BERL ESTATE AND AUCTION

auction. The final bid is subject to the Seller's successful bidder will be required to enter ACCEPTANCE OF BID PRICES: The guisold

so be sure you have arranged financing, it needed, and are capable of paying cash at bidding is not conditional upon financing, personal check or corporate check. Your made in the form of cash, cashier's check, cash at closing. The down payment may be on the day of auction with the balance in DOWN PAYMENT: \$1500 down payment at oral auction.

PROCEDURE: The property will be offered **AUCTION TERMS AND CONDITIONS** 

necessary, shall be split 50/50 between Buyer survey. The cost of the new survey, if any need for a new survey and shall order be completed only if necessary for Title Commitment. The seller shall determine SURVEY: A new perimeter survey will will be pro-rated to the day of closing.

REAL ESTATE TAXES: Real Estate Taxes immediately following the closing. POSSESSION: Possession day of closing,

shared 50:50 between Buyer(s) and Seller. title. Costs for an insured closing shall be within 30 days of presentation of insurable price is due at closing, which will take place CLOSING: The balance of the purchase Deed.

DEED: Seller shall provide a Warranty amount of the purchase price.

an owner's title insurance policy in the

inquiries, and due diligence concerning the independent inspections, investigations, responsible for conduct of his or her own are approximate. Each potential bidder is sketches and dimensions in the brochure by the Seller or the Auction Company. All or implied, concerning the property is made no warranty or representation, either express, in the Purchase Agreement. The property is besis, and being sold on "AS IS, WHERE IS" basis, and subject to the terms and conditions outlined in this brochure and all related materials are WARRANTIES: All information contained DISCLAIMER AND ABSENCE OF Seller.

WEDNESDAY AUGUST 12, 6:00 PM • EAST ALLEN COUNTY

**FARM HOUSE ON 1 ACRE** 3 BEDROOM COUNTRY

representatives are exclusive agents of the Co. of Fort Wayne, LLC., Inc. and its AGENCY: Schrader Real Estate & Auction and Seller

OTHER ORAL STATEMENTS MADE. OVER PRINTED MATERIAL OR ANY DAY OF THE SALE TAKE PRECEDENCE ANY ANNOUNCEMENTS MADE THE are final.

any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer preclude any person from bidding if there is Seller and Selling Agents reserve the right to are at the discretion of the Auctioneer. The of the auction and increments of bidding its accuracy, errors, or omissions. Conduct Auction Company assumes no liability for all parties relying on it. The Seller or the the brochure is subject to verifications by property. The information contained in

EVIDENCE OF TITLE: Seller shall provide

866-340-0445 / 260-749-0445

acceptance or rejection. into a purchase agreement at the auction site immediately following the close of the

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Mednesday August 12, 6:00 PM



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**SATION MANAGER:** #AC63001504, #AU01005815,

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### ASHJZ

farm house 3 pedroom country

rural Monroeville, IN Desirable location,

with storage addition Detached garage

oc SU bns Easy access to 1469

## WEDNESDAY, AUGUST 12, 6:00 PM • EAST ALLEN COUNTY

#### Location:

 Address: 18438 Lincoln Hwy East, [Old US 30] Monroeville, IN 46773

**REAL ESTATE** 

• Downtown Zulu, IN, near Hwy 30 and US 469.

### **Details:**

- Home sits on a 1 acre lot with a large concrete driveway.
- Updated Vinyl Siding
- Detached Garage with storage addition
- 1,500 Square feet of space

- Newly renovated handicap accessible bath
- 9x22 Updated utility/mud room
- Additional Bonus room or finished attic



**3 BEDROOM COUNTRY** 

FARM HOUSE ON 1 ACRE



**OPEN HOUSE DATES** 

• MONDAY, JULY 27 4-6 PM

• MONDAY, AUG. 3 4-6 PM









Seller: Michael and Marcia Bramkamp **Auction Manager: Mike Roy** 







