

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction. The property will be offered as one parcel, including the house, outbuildings, and mobile home.

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, 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

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

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. 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.



7009 N. River Rd.,
Ft. Wayne, IN 46815

866-340-0445 / 260-749-0445

#AC63001504, #AU19300123,

AUCTION MANAGER:

Jerry Ehle

AUGUST 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
					7	8
2	3	4	5	6		15
9	10	11	12	13	14	22
16	17	18	19	20	21	28
23	24	25	26	27	28	29
30	31					

www.schraderfortwayne.com

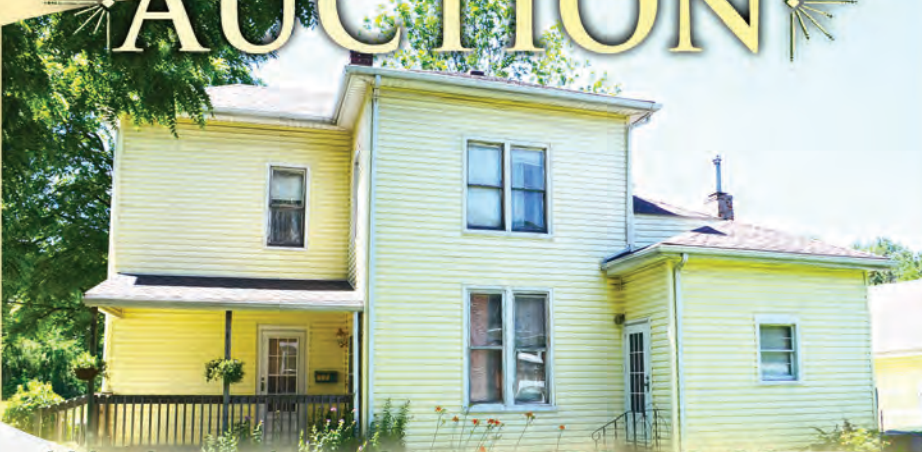


866-340-0445

Real Estate AUCTION

Wednesday, August 26 - 6:00 pm • New Haven, IN

Real Estate AUCTION



Wednesday, August 26 - 6:00 pm
603 Main Street, New Haven, IN.



4 BEDROOM, 2 STORY HOME

- LARGE KITCHEN
WITH APPLIANCES

- VINYL SIDING

- VERY SPACIOUS LIVING
AND FAMILY ROOMS

- LOTS OF ROOM
TO ACCOMMODATE
FAMILY

- ONE BEDROOM ON MAIN
FLOOR, 3 BEDROOMS UP



Real Estate

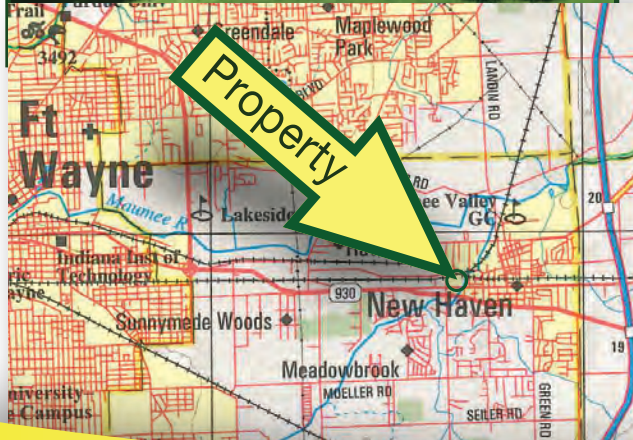
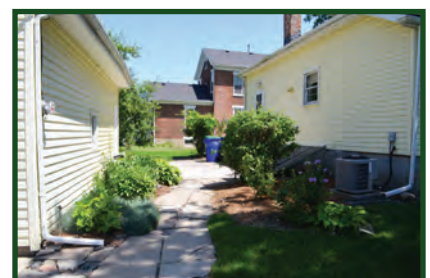
★ AUCTION ★

Wednesday, August 26 - 6:00 pm

603 Main Street, New Haven, IN.

BEAUTIFUL 4 BEDROOM, 2 STORY HOME

- Large kitchen with appliances
- Very Spacious Living and Family Rooms
- One bedroom on main level, 3 bedrooms up
- Vinyl Siding
- City Water & Sewer
- 2 Car Garage Plus Outbuilding
- Lots of room to accommodate family
- Great Investment Opportunity



Seller: Rose Adams Estate
Auction Manager: Jerry Ehle

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC

866-340-0445

WWW.SCHRADERFORTWAYNE.COM