

Estate

SCHRAEDER
REAL ESTATE & AUCTION
of Fort Wayne
East Allen Schools - Woodlan Campus
3 Bedroom Ranch - 2 Acres

AUCTION

THURSDAY, SEPTEMBER 24
6:00 PM

8228 Bull Rapids Road, Woodburn, IN

Woodburn, Indiana - Allen County

Immaculate East Allen County Executive Style Home

SchraederAuction.com
SchraederFortWayne.com
866-340-0445

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JERRY EHLE & MAX WOEBBEKING
AUCTION MANAGER:

7009 N. River Road, Fort Wayne, IN 46815

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Real Estate Auction Terms & Conditions
PROCEDURE: The property will be offered in 1 Tract. There will be open bidding during the auction as determined by the Auctioneer.
DOWN PAYMENT: \$2500 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's site immediately following the close of the auction. Seller reserves the right to reject any and all bids.
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 on or before October 30, 2015. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession on day of closing, immediately following 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 is being 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 verification 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.
REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-rated to the date of closing. Buyer shall pay all ditch assessments due in 2015.
ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: A new survey is being completed. Seller and successful bidder shall each pay half (50:50) of the cost of the survey if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.
AGENCY: Schraeder Real Estate & Auction of Fort Wayne, LLC, 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 is being 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 verification 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.



Woodburn, Indiana • Allen County

Estate AUCTION

THURSDAY, SEPTEMBER 24 at 6:00 PM

LOCATION: 8228 BULL RAPIDS ROAD, WOODBURN, IN
(Located between U.S. 24 and St. Rd. 37)

HOME FEATURES:

- Custom Built Ranch Style, 3 Bedroom, 2 ½ Baths, Contemporary Style Décor, 6 Panel Birch Cabinetry and Doors
 - Modern Kitchen with Jenn-Aire Range, Island and Plenty of Cabinets
 - Eat-In Area off of Kitchen plus Dining Area in Shared Great Room
 - Great Room features Floor-to-Ceiling Stone Fireplace and Built-Ins
 - 4 Season Room off of Great Room with Wet Bar and access to outside Patio with Pergola
 - Master Suite with Huge Bath, Garden Tub and Walk-In Closet
 - 2 addl. Spacious Bedrooms with Jack & Jill Bath
 - Huge 3 Car Garage plus Utility Room with Laundry Tub and Cabinets
 - Electric Geothermal Heat
 - Kinetico Water Softener
 - Extensive Landscaping around the Home
 - Backs up to Private Horse Farm
- East Allen Schools - Woodlan Campus

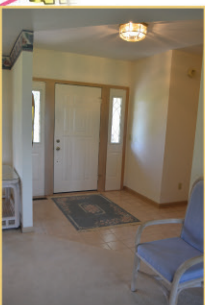


OPEN HOUSE
To Preview the Home
Sunday, August 30th • 2-4 PM
Wednesday, September 2nd • 5-7 PM
Or Call for Private Showing!



SELLER: Kenneth and Rosella Schlatter Estate

AUCTIONEERS: Jerry Ehle & Max Woebbeking



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