

TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction. Bid increments shall be determined by the auctioneer. There will be open bidding during the auction.

DOWN PAYMENT: \$5,000 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 all bids. 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 Warranty Deed.

CLOSING: The balance of the purchase price is due



7009 N. River Road Fort Wayne, IN 46815

AUCTION MANAGER: JARED SIPE

260-749-0445 | 866-340-0445

#AC63001504 • #AU19300123

CORPORATE HEADQUARTERS

950 N. Liberty Dr.,

Columbia City, IN 46725

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SchradnerFortWayne.com

4.3 ACRES AUCTION REAL ESTATE Development Potential



at closing, which will take place on or before January 3, 2016. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes shall be prorated to the day of closing.

LOT SIZE: Lot size, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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 the survey. The cost for a new survey, if necessary, shall be shared 50:50 between the buyer and the seller.

AGENCY: Schradner 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

DECEMBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
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		

is being sold on a "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 conducting 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.

4.3 ACRES AUCTION REAL ESTATE Fort Wayne, IN



ONLINE BIDDING AVAILABLE 

WEDNESDAY, DECEMBER 2 • 5:30 PM

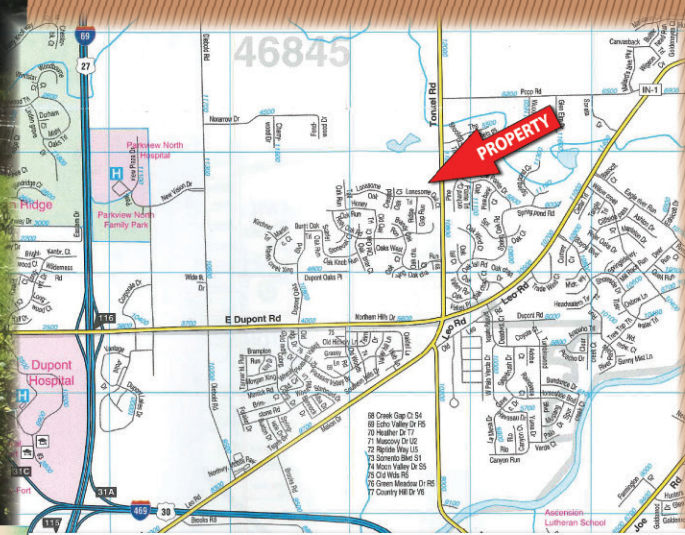
11305 Tonkel Rd., Fort Wayne, IN • Allen County



4.3 ACRES

AUCTION REAL ESTATE

*Development
Potential*



WEDNESDAY, DECEMBER 2 • 5:30 PM

ADDRESS: 11305 Tonkel Rd., Fort Wayne, IN 46845

DIRECTIONS: The property lies on Tonkel Rd. just north of State Rd. 1/Leo Rd. and Leo Crossing

REAL ESTATE:

- 1.5 story home
- 2,116 Sq. Ft.
- Family room with brick fireplace
- 3 bedrooms
- 2 full bathrooms
- Laminate floors
- 936 Sq. Ft. basement
- Geothermal heat/air
- 2 car attached garage
- Large 4.33 acre lot with pond and excellent frontage on Tonkel Rd.
- Zoned Agriculture with other potential uses/development potential, surrounded by Oak Crossing and Cedar Springs subdivisions
- 32 x 56 pole barn, 4 horse stalls, partial concrete floor, metal roof and siding

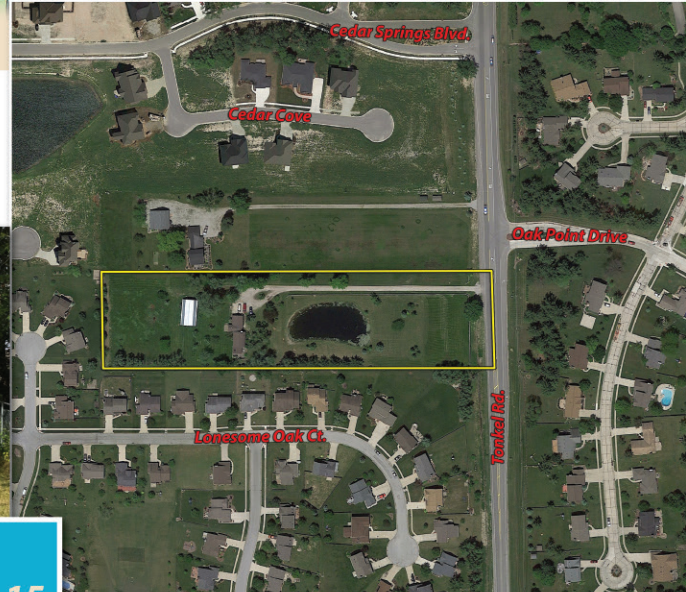
Annual taxes: \$1,626.80 with homestead, geothermal, and homestead exemptions

Owner: Dixie Cool

Auction Manager: Jared Sipe 260-750-1553



OPEN HOUSE:
Sunday, November 15
2-4 pm



260-749-0445
866-340-0445

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

SchraderFortWayne.com



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.