

# AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

**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'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

only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order said survey. 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:** Schrader Real Estate & Auction of Fort Wayne, LLC, and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND AVERAGE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. Buyer shall be Pro-rated to the date of closing. Buyer shall pay all ditch assessments due after closing.

**ACREAGE:** All acreage, 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

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 Road  
Fort Wayne, IN 46815

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AUCTION MANAGER:  
JERRY EHLE  
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www.SchraderForFortWayne.com  
www.SchraderAuction.com

DECEMBER 2015						
Sat	Fri	Thu	Wed	Tue	Mon	Sun
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

- 2 BEDROOM, 1512 SQ. FT. HOME
- 1-OWNER 2011 SAAB 9-3 TURBO 4
- Furniture
- Antiques, Collectibles
- Lawn & Garden, Outdoor Items, Tools
- Appliances, Housewares

Real Estate & Personal Property

# AUCTION

THURSDAY, DECEMBER 10<sup>TH</sup>  
2:30 pm Personal Property - 6:00 pm Real Estate

5317 N. Brookwood Dr., Fort Wayne





# AUCTION

## THURSDAY, DECEMBER 10<sup>TH</sup>

5317 N. BROOKWOOD DRIVE, FORT WAYNE, IN 46835  
(Home is located off of St. Joe Center Rd., east of St. Joe Rd.)

Open House  
Sunday, November 15  
2 - 4 PM

6:00 pm - Real Estate:

### HOME FEATURES:

- 2 Bedrooms
- 1 1/2 Baths
- 1512 Square Feet
- Woodburning Fireplace
- Oak Hardwood
- Floors
- 12' X 70'
- Enclosed Three Season Room
- 8' X 18' Heated Greenhouse
- Large Wooded Lot
- Garden Shed
- Large Raised Bed Garden
- New Roof in 2008

- Crawl Space
- Built in 1957
- Central Air

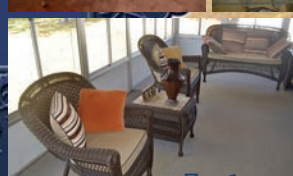
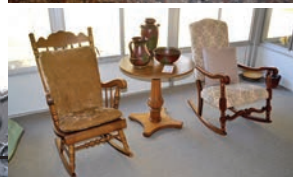
2:30 pm - Personal Property:



**1-OWNER ESTATE CAR:**  
2011 Saab 9-3 Turbo 4, 2.0 L, sunroof, leather interior, heated seats, fully loaded, Vin: YS3FA-4CY1B1310454. Only 1,300 mi.

### FURNITURE:

Ethan Allen drop front secretary • mahogany drum table, Ethan Allen tilt top & lamp table • Ethan Allen floral & bird sofa • 3 Lazy Boy recliners • King Tempur-pedic Memory Foam bed • king bed frame • matching twin beds • triple dresser • (2) chest on chests • cheval mirror • French Provincial table & 6 chairs, hutch & server • cream leather love-seat • 7 pc. outdoor wicker patio set • (2) rocking chairs • pair blue leather side chairs • book-cases • quilt rack • assrt. lamps & tables • coffee table • cherry serving cart



### ANTIQUES & COLLECTIBLES:

Industrial work table • oak harvest table • white metal industrial cabinet • wood teachers desk • vintage violin in case • Toby Woods pitcher • Wedgewood English transferware • Underwood #5 typewriter • Churchill Flow blue transferware • Harker floral china • Avon Cape Cod glass-ware • costume jewelry • wood crates • Cosco step stool • copper bed frame • 15 Delft flower pots • Westmorland milk glass • (2) GTE lineman phones • GTE logo tumblers

### LAWN & GARDEN • OUT-DOOR ITEMS • TOOLS:

Toro Wheel Horse 14-38 mower w/ rear bagger • 5' fiberglass ladder • 3 garden carts • large



quantity garden tools • Craftsman sockets • many hand tools • work lights • ext. cords • saw horses • dozens of planters & flower pots • metal workbench • hardware cabinets

### APPLIANCES & HOUSEWARES:

14 cu. ft. upright freezer • double dr. white refrigerator • Whirlpool washer & ele. dryer • 2011 Sony 32" flat screen TV • large qty. decorator items • luggage • bedding & blankets • SS cook-ware • Visionsware • dishes & kitchenware • Christmas items • pair painted hurricane lamps

**SELLER: ELEANOR M. WUNDERLIN TRUST; Henrietta M. Bunsold, Personal Representative; Dan Nieter, Attorney**

AUCTIONEER: JERRY EHLE

**SCHRADER**  
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