

#### AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered at oral auction.

**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 Representatives 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.

**WARRENTIES:** 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.

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

**866-340-0445 / 260-749-0445**  
#AC63001504, #AU080602044

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

**AUCTION MANAGER:**

**Mike Roy**

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

**866-340-0445**  
[www.schraderfortwayne.com](http://www.schraderfortwayne.com)

# Auction

Real Estate & Personal Property

7319 Bellwood Dr., Fort Wayne, IN 46815

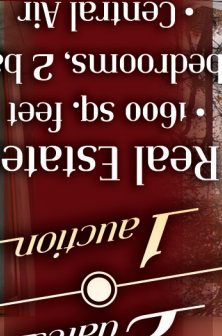
**2 dates**  
**1 auction**

**Real Estate:**  
• 1600 sq. feet  
• 3 bedrooms, 2 baths  
• Central Air

**Personal Property:**

- Guns,
- Custom Jewelry,
- Appliances,
- Tools &
- Outdoor Items

**Personal Property:** Tuesday, Dec. 1 @ 2:00 pm  
**Real Estate:** Monday, Dec. 7 @ 6:00 pm



**2 dates**  
**1 auction**

Real Estate & Personal Property

# Auction

7319 Bellwood Dr., Fort Wayne, IN 46815

**Personal Property:** Tuesday, Dec. 1 @ 2:00 pm  
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**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, Inc.



Real Estate & Personal Property

# Auction

2 dates  
1 auction

7319 Bellwood Dr.,  
Fort Wayne, IN 46815

## Real Estate Details

1600 square feet • 3 bed-rooms, 2 baths • Central Air  
• Gas boiler hot water heat • Garden shed • Brick front / aluminum siding  
• Open concept with vaulted ceilings • Concrete drive

Real Estate:  
Monday, Dec. 7 @ 6:00 pm



Personal Property:  
Tuesday, Dec. 1 @ 2:00 pm

### LARGE VOLUME OF COSTUME JEWELRY ANTIQUES & COLLECTIBLES:

Marble top Eastlake lamp table • waterfall cedar chest • Jenny Lind day bed • white painted kitchen table • white painted utility cabinet • ornate metal hall tree umbrella stand • slag glass lamp • mission style wood slag lamp • antique shelf kitchen clock • enamel coffee pot • 2 gallon bee sting crock • one gallon crock jug • several one and two gallon crocks • galvanized watering can • sad irons • cast iron 8" chicken fryer skillet • Army footlocker • Fort Wayne Central pennant • tall white metal plant stand • vintage luggage • Longaberger baskets • Last Supper in vintage frame • many picture and prints in antique frames • German figural man decanter bottle • large selection of vintage fishing lures and reels

### GUNS:

Remington 20 gauge shotgun • Marlin model 99-22 • Tube fed bolt action 22 • CDM 22 short revolver with mother of pearl grips • Mondial 22 single shot made in Italy • Starter pistol

### FURNITURE:

Maple dining table and 4 chairs • Crandock of Evansville maple hutch and buffet • living room sofa • (2) Lazy Boy recliners • dinette table and 4 chairs • 6 pc. queen bedroom suite • like new queen pillow top springs and mattress • jewelry armoire • several coffee and side tables • assorted lamps • queen bed with vinyl retro headboard • 6 drawer pine chest • twin size sleeper sofa

### TOOLS AND OUTDOOR ITEMS:

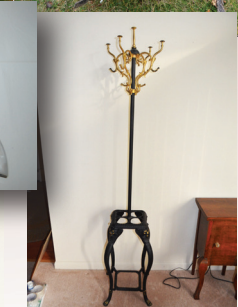
5.5 HP push mower with bagger • Craftsman walk behind leak vacuum • newer Craftsman tiller • Toro snowblower • garden tools • large selection of hand tools • concrete urn • plastic lawn chairs • croquet set • concrete bird bath • garden statues • gas grill • tool boxes • small power tools • step ladders • aluminum extension ladder

### APPLIANCES:

Amana white refrigerator with ice maker • Maytag washer and electric dryer • Frigidaire garage fridge • Frigidaire chest freezer

### HOUSEWARES:

Knit King knitting machine in wood console  
• New Schwinn Active 10 exercise bike • queen inflatable mattress • Honeywell digital floor safe • console sewing machine • HP desktop computer with printer and flat screen monitor • computer hutch, chair and mat • binoculars • puzzles • board games • several crock pots and small appliances • SS flatware • propane turkey fryer • Oreck steam carpet cleaner • Oreck XL Classic vacuum • large volume bedding, towels and linens • wheelchair • card table and chairs • Several artist canvases and painting supplies



Seller: Burton F. Isenhour  
Auction Manager: Mike Roy

**SCHRADER**  
REAL ESTATE AND AUCTION  
of Fort Wayne, LLC

Call or Visit our Website for  
brochure & more pictures!

**866-340-0445**  
WWW.SCHRADERFORTWAYNE.COM