## Real Estate Auction Terms and **Conditions**

PROCEDURE: The property will be offered at public 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. 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 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 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 closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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.** 













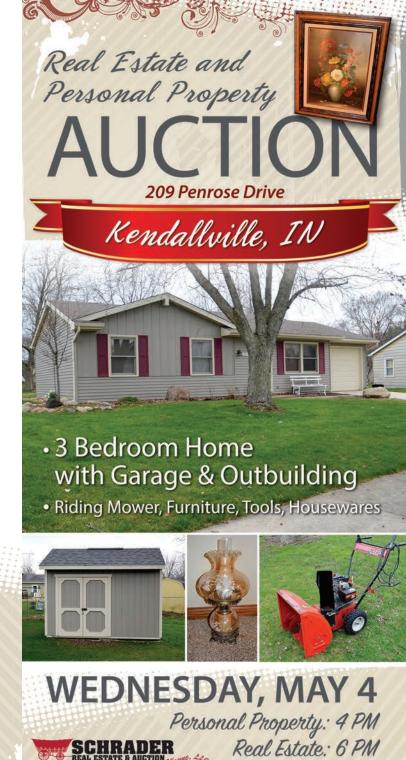








· 866-340-0445 www.SchraderAuction.com 260-749-0445



ONLINE BIDDING AVAILABLE

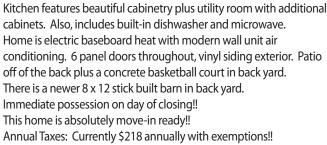


**209 PENROSE DRIVE, KENDALLVILLE, IN** (Located 1 block from East Noble High School) DIRECTIONS: Take S. Main Street to Henry Street, turn east, go 2 blocks to Bellvue, turn and go to Penrose.



# 6:00pm Real Estate:

# Very Clean and well maintained 3 Bedroom, 1 bath home with 962 sq. ft. of living space plus 1 car attached garage!!



Seller: Jeannine M. Edsall



**AUCTIONEER: JERRY EHLE** REAL ESTATE & AUCTION AUGUNE. 440 260-749-0445 866-340-0445

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# 4:00pm Personal Property.

#### **FURNITURE • APPLIANCES:**

Sears almond refrigerator • Kenmore stacking washer & dryer, white • compact upright freezer • maple ceramic top dinette w/ 4 chairs • glass top patio table & 4 chairs •

dresser · full bed · (2) bookcases · recliner · assorted end tables · 2 drawer file cabinet • office chair •

### **ANTIQUES • COLLECTIBLES:**

Cast iron kettle • Lenox vase • vintage globe • costume iewelry Pyrex nesting bowls - large oriental floor vase • 45's from the 80's • hand painted hurricane lamp •



Mastercraft 42" 12.5 HP riding lawn mower • Toro 6HP recycling push mower, self-propelled • MTD 22" two stage snow blower, 5 HP • Agri Fab 38" lawn sweeper • Scott's lawn spreader • gas grill • aluminum 6' ladder • aluminum appliance cart · Cosco paint ladder • bench grinder • palm sander • Skil saw • Craftsman tool box • assorted hand tools • fiberglass handled spade • shovels • tree pruner • shepard's hooks & planters • ceramic bird bath • wood & metal park bench • electric hedge trimmer • 4' & 2' levels • 2 garage utility shelving units • 4 unfinished wall cabinets • jumper cables • battery charger • garage supplies • herbicides & garden supplies

### **HOUSEWARES:**

**E machine** laptop computer and printer • Crock pot • roasters · aluminum cookware · Visions cookware · Corelle dishes · large selection of kitchenware • towels

• many area rugs • silk plants • large assortment of decorator items • many prints and wall pictures • jewelry boxes





























