

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.



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

7009 N. River Road
Fort Wayne, IN 46815

AUCTION MANAGER: JERRY EHLE
260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123

CORPORATE HEADQUARTERS

950 N. Liberty Dr.,
Columbia City, IN 46725

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MAY 2016						
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				

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

Real Estate and Personal Property AUCTION

209 Penrose Drive

Kendallville, IN



- 3 Bedroom Home with Garage & Outbuilding
- Riding Mower, Furniture, Tools, Housewares



WEDNESDAY, MAY 4

Personal Property: 4 PM

Real Estate: 6 PM



ONLINE BIDDING AVAILABLE



Inspection Date:
Sunday, April 17, 2-4 PM

Real Estate & Personal Property

AUCTION WEDNESDAY, MAY 4

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!!

Kitchen features beautiful cabinetry plus utility room with additional cabinets. Also, includes built-in dishwasher and microwave. Home is electric baseboard heat with modern wall unit air conditioning. 6 panel doors throughout, vinyl siding exterior. Patio off of the back plus a concrete basketball court in back yard. There is a newer 8 x 12 stick built barn in back yard. Immediate possession on day of closing!!

This home is absolutely move-in ready!!

Annual Taxes: Currently \$218 annually with exemptions!!

Seller: Jeannine M. Edsall



AUCTIONEER: JERRY EHLE

**260-749-0445
866-340-0445**

SchraderFortWayne.com • SchraderAuction.com

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** jewelry • **Pyrex** nesting bowls • **large** oriental floor vase • **45's** from the 80's • **hand painted** hurricane lamp •

LAWN & GARDEN •

OUTDOOR ITEMS • TOOLS:

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 • **ce-ramic** 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

