

# AUCTION TERMS AND CONDITIONS

PROCEEDURE: The property will be offered at public oral auction.

DOWN PAYMENT: \$2000 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: A new perimeter survey will be pre-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 any new 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 in the brochure are approximate. Each potential bidder is responsible for conduct in the brochure are approximate.

of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verification 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 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.



of Fort Wayne, LLC

7009 N. River Rd.,

Ft. Wayne, IN 46815

866-340-0445 / 260-749-0445

#AC63001504, #AU19300123,

AUCTION MANAGER:

Jerry Ehle

MAY 2016						
Sun	1	2	3	4	5	6
Mon	8	9	10	11	12	13
Tue	15	16	17	18	19	20
Wed	22	23	24	25	26	27
Thu	29	30	31			



www.schraderfortwayne.com  
866-340-0445

## REAL ESTATE AUCTION

THURSDAY, MAY 12 • 6 PM

3816 HOMESTEAD ROAD, FORT WAYNE (Located just one block north from Abote Center & Homestead High School)



- 1,500 sq. ft. of living space, set upon 3.2 acres
- Large living room plus family room
- 3 bedrooms, 2 full baths
- Large 3 car detached garage
- Concrete Patio in back yard



of Fort Wayne

3 ACRES

ABOTE TOWNSHIP HOME

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(Located just one block north from Aboite Center & Homestead High School)

**3**  
**ACRES**

**ABOITE TOWNSHIP  
HOME**

## HOME FEATURES

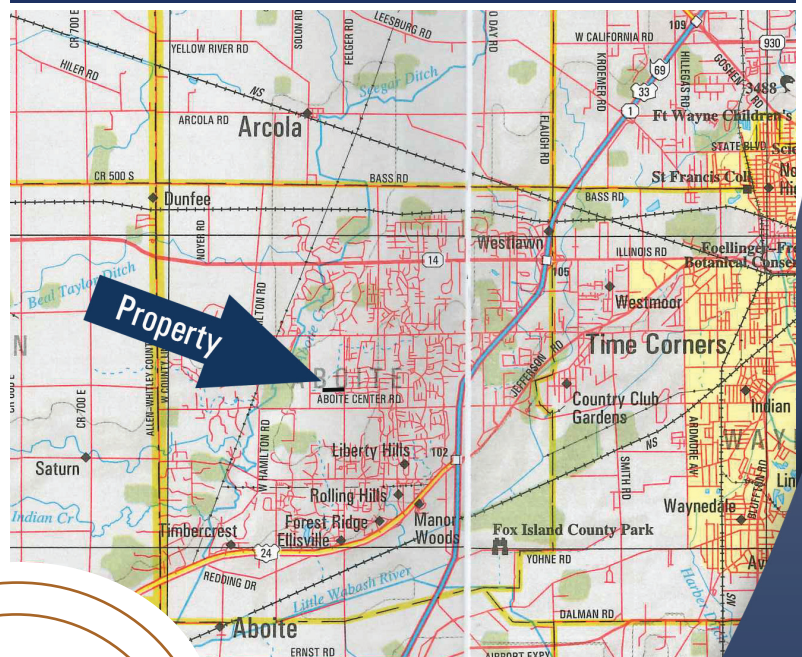
- 1500 Sq. Ft. of living space, Set upon 3.2 scenic acres
- Large Living Room Plus Family Room
- 3 Bedrooms, 2 Full Baths – Possible 4th Bedroom
- Laundry Room
- Kitchen with center island
- Large 24 x 28, 3 car detached garage with 3 overhead doors and openers
- Garden shed in the back yard
- Concrete Patio in back yard
- Age of roof only 6 years
- Currently on septic and well
- City Water available, City Sewer nearby
- Annual Taxes: \$1170 w/exemptions



## MAPS



*Open House: Sunday, April 17 from 2-4pm, or call  
office for private showing - 260-749-0445*



Owner: William and Ruth Hines  
Auction Manager: Jerry Ehle

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

**866-340-0445**

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