

## Auction Terms & Conditions

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

**DOWN PAYMENT:** \$2,000 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 Representative's 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.

**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.**

**PERSONAL PROPERTY TERMS:** Cash, Check, Mastercard & Visa. 4% convenience fee on credit cards.

**SCHRADER**  
REAL ESTATE & AUCTION  
Fort Wayne, LLC  
7009 N. River Road  
Fort Wayne, IN 46815



**Auction Manager: Mike Roy**  
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#AC63001504 • #AU19300123



**CORPORATE HEADQUARTERS**  
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**260-749-0445 • 866-340-0445**  
**www.SchraderAuction.com**



**5818 WINCHESTER RD., FORT WAYNE, IN**

**3 Bedroom Ranch Home**  
Collectible Furniture, Furniture, Collectibles,  
Decorators, Housewares, Appliances

**SCHRADER**  
REAL ESTATE & AUCTION  
Fort Wayne, LLC

**AUCTIONS**  
2 Dates

**Saturday, May 7 • 10 AM & Tuesday, May 10 • 6 PM**  
PERSONAL PROPERTY REAL ESTATE





**Note:** Here is your opportunity to purchase an elegant and tastefully decorated Mid-Century Modern home and contents at public auction... **DON'T MISS THIS ONE!!**



# AUCTIONS

5818 WINCHESTER RD., FORT WAYNE, IN 46819

**TUESDAY, MAY 10 • 6 PM - RANCH HOME**

- 1440 sq. ft. ranch
- 3 bedrooms
- Central air
- Concrete patio
- Oversized 2 car garage
- Retro Mid-Century Modern design
- 1.5 baths
- Wood burning fireplace
- Large garden
- Vaulted beamed ceilings
- Built in 1956
- Gas forced air furnace

**SATURDAY, MAY 7 • 10 AM**

## PERSONAL PROPERTY:

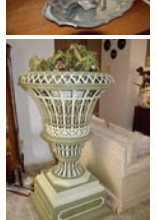
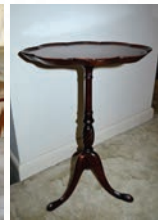
### Collectible Furniture:



Pair French hand painted curio cabinets, 60" tall, excellent cond. • MCM round cocktail table w/ glass center & multiple legs • pair of MCM lamp tables • Oriental tea cabinet w/ drawer • MCM walnut buffet • MCM 9 drawer dresser • oak pedestal table & 4 Windsor chairs • 7 pc. Ornate metal patio furniture, teal • metal mesh tea cart • 4 vintage metal patio chairs • needlepoint side chair • Rastetter Ft. Wayne folding table & chairs • MCM console stereo

### Furniture:

Drexel full-queen bed & matching triple dresser • pair French Provincial twin beds • formal sofa w/ matching floor ottomans • wing back chair w/ black enamel wood trim • wood legged ottoman • Old Glory Furniture walnut 4 dr. chest • bamboo settee, chair & tables • computer hutch • asrt. lamps & tables • Duncan Fyfe drop leaf mahogany table & 4 needlepoint chairs • 8' tall 6 section dressing screen • marble top coffee table



### Collectibles, Decorators:

50+ PCS. COLLECTION OF FENTON PLATT GREEK POTTERY, asrt. items, tea pot, candle lamp, urns & much more... • 2000+ albums, some classic rock • 100s of brass decorator pieces • 50 gal. crock, small crack • pair Whiskey & Rum ceramic decanter lamps • Roseville 979-7" Mock Orange bud vase • blown cranberry thumbprint pitcher • carved alabaster wildlife vase • depression glass clear Tea Room vase • 4' tall wood urn, painted, laced sides • marble shield wall hanging • ornate brass lockset • Boston vintage pencil sharpener • Texaco oil can • military oil can • 4' tall wood obelisk • 6' tall copper & brass horn • globe on stand • cobalt stemware • small porcelain dolls • large composition doll • Bavarian platter • German bowls & plates • large volume silver plate & pewter • silver plate footed trays • Pyrex refrigerator dishes • many cut & clear glass bowls • 3 glass cake stands • 70's orange & yellow Tupperware • many oriental Tea sets & urns •

### Dragonware tea set • 16" oriental vase • Dragonware square vase • Bali carved wooden nude lady • Bohemian overlay cobalt vase & boot • pair enamel over metal feather end irons • ornate carved tea box • glass dresser tray • copper swivel dresser mirror • 2 volume of History of Fort Wayne & Allen Co., 2005 by Beatty • metal grape pattern planter box • 100's of elegant mostly oriental decorator items • Foo dog bookends • several boxes of costume jewelry

**Housewares, Appliances:** LG 37" flat screen TV, 2012, on stand • 19" Magnavox flat screen TV • Kenmore 18 cu. ft. 2014 refrigerator, black • Sears side by side garage fridge • Hotpoint chest freezer • card tables • step stools • complete kitchen w/ small appliances, Visions ware, Corning ware, pots & pans, cookware & much much more • Community SS flatware • Rose Moon Light china service of 12 • luggage • vacuum cleaner • garden tools • hand tools • desktop computer & printer • bedding

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