

REAL ESTATE 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. 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 Personal Representative's Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before October 21, 2016. 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. A survey dated October 9, 1996 by Anderson Surveying shall be provided to the new buyer(s)

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 Managers: Jared Sipe & Jerry Ehle
260-749-0445 • 866-340-0445

#AC63001504

#AU19300123, #AU10700099



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SEPTEMBER 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								

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

Woodburn, IN
1,628 sq. ft., 3 Bedroom,
2 Bath Ranch Home



Real Estate
AUCTION



Woodburn, IN



Wednesday, September 21
at 6:00 pm

866.340.0445

www.SchraderFortWayne.com





Real Estate AUCTION

Open House:
Sunday, September 11
2-4 pm

Wednesday, September 21 • at 6:00 pm

ADDRESS: 4721 BULL RAPIDS RD., WOODBURN, IN 46797

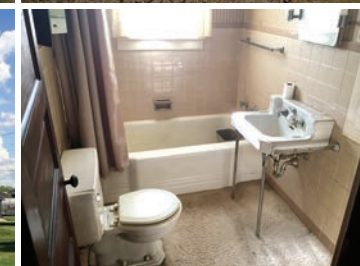
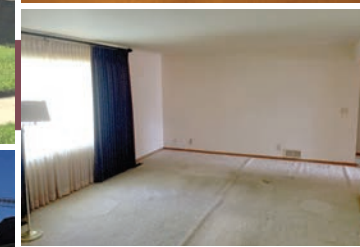
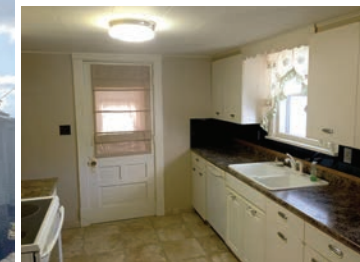
DIRECTIONS: Take State Rd. 101 into Woodburn and turn North onto Bull Rapids Rd. (property lies just North of the railroad tracks on the West side of the road).

- Ranch Home 1,628 Sq. Ft.
- Bedroom 2: 12x14, Carpet
- Aluminum and wood siding
- Basement 384 Sq. Ft., Crawlspace 1,244 Sq. Ft.
- Bedroom 3: 11x14, Carpet
- 100 x 150 double lot
- 3 Bedrooms
- Oversized 20x24 1 car attached garage (could be converted to 2 car garage)
- City water and sewer
- 1 ½ Bathrooms
- Front enclosed porch
- 2015 pay 2016 taxes: \$401.76 with homestead and mortgage deductions
- Gas forced air and central air
- Updated 100 amp electrical box with breakers
- Kitchen: 9x11 Vinyl Floor
- Dining Room: 12x14, Carpet
- Family Room: 14x22, Carpet
- Bedroom 1: 10x15, Carpet

OWNER: JEAN A. MESSMANN ESTATE

Personal Representatives: Douglas R. Messmann & David C. Messmann

Auction Managers: Jared Sipe & Jerry Ehle



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