

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

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

POSSESSION: Possession day of closing, immediately following the

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.



7009 N. River Road Fort Wayne, IN 46815

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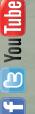
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7721 E. Tillman Rd., Fort Wayne, IN



PERSONAL SATURDAY, MAY 6 at 9:00 AM

COUNTRY 2 STORY 4 BEDROOM HOME ON FULL BASEMENT - TUESDAY, MAY 9 at 6:00 PM





PERSONAL PROPERTY: SATURDAY, MAY 6 ● 9:00AM



Many Collectors' Club, Traditions
Collection, Metal racks, Early
Hamper, Metal Snowmen,
Pottery & Accessories!! Many high
end baskets w/ original boxes!
Excellent quality offering! Watch Website for
complete Catalog.



Aluminum carousel horse • **Sweet** Pea Free Spirit girl's bike • all metal pedal fire truck • tulip quilt • Marx child's pinball machine • 3 **gal.** crock jug • (2) **pink** depression console sets • Fenton painted basket • Fisher Price school & house • Hot Wheels track & cars • many ornate picture frames • chenille bedspread • LLadro #05223 Spring is Here • metal tricycle · collection of Avon Cape Cod • collector plates • vintage board games & Monday Night Football game • Coleco elec. football game • hand meat slicer & café table from Tillman's General Store • German porcelain hair receiver • (3) BB guns-Daisy 120, Daisy 1000 & Crossman 760 • metal doll house • wood croquet set

ANTIQUE FURNITURE: Quarter sawn

oak buffet • walnut corner cabinet • small cedar chest on legs • stenciled child's rocker • Waterfall vanity & bench • Waterfall cedar lined wardrobe • Eastlake chest w/ mirror • mahogany kneehole desk & chair

• 30's dining room chair • wood restaurant table • 6 legged walnut lamp table • painted youth chair • sewing rocker • mahogany bookcase • painted wrap around bed



COUNTRY, 4 BEDROOM, 2 BATH HOME ON FULL BASEMENT



immaculate condition. Lots of farm fields surrounding the property. Home is on well and septic. 2 car garage with attic space. There is a 12 x 14 storage barn in the back yard.

REAL ESTATE: TUESDAY, MAY 9 ● 6:00PM

CALL OFFICE TO VIEW THE HOME ... 260-749-0445.

FURNITURE: 80's full size bedroom suite w/ armoire • MCM 60's full size bedroom suite • blue leather double reclining sofa • Lazy Boy recliner • curio cabinet • entry table & mirror • dark wood table & 6 chairs • Duncan Fyfe drop leaf table & chairs • maple bunk beds • maple drum table • assorted lamp tables & lamps • several chests & dressers • pair of painted Windsor chairs • Pair of maple Windsor chairs

LAWN & GARDEN, TOOLS:

Simplicity Regent 18 HP 38" riding mower • Craftsman rear bagger push mower • Ariens 8 HP snow blower • garden push plow • assorted garden tools • hand tools, socket sets, torque wrenches • many extension

cords • elec. weed eater • Huskee push mower • bench vise • hardware assortment cabinets • Mercury boat gas tank • yard seeder • wheelbarrow • Paslode coil roofing nail gun • LARGE STORE BOUGHT PLAYGROUND w/ SWINGS, FORT & SLIDE

APPLIANCES & HOUSEHOLD: Maytag

Centennial washer & elec. dryer • White console sewing machine • dehumidifier • canners & pressure cookers • Cuisinart blender • SS pots & pans • complete kitchen full of small appliances, cookware & dishware • microwave oven • (3) room air conditioners • Sunbeam mixer • Pyrex & Corning ware • large volume of bedding, modern quilts, towels • HO trains • coolers • card table & chairs • salon drying chair























MORE PHOTOS ON OUR WEBSITE



