



## 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*

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MAY 2017						
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			

7721 E. Tillman Rd., Fort Wayne, IN



- Longaberger Collection
- Antique & Modern Furniture
- Antiques & Collectibles
- Fine Glassware
- Lawn Tractor
- Lawn & Garden
- Household Items

**AUCTIONS**

HOME & PERSONAL PROPERTY

PERSONAL PROPERTY - SATURDAY, MAY 6 at 9:00 AM

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



**SCHRADER**  
 REAL ESTATE & AUCTION  
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PERSONAL PROPERTY: SATURDAY, MAY 6 • 9:00AM

REAL ESTATE: TUESDAY, MAY 9 • 6:00PM



**150+ PCS. OF LONGABERGER BASKETS & POTTERY:**

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.



**ANTIQUES & COLLECTIBLES:**

**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



**SA**

**HOME & PERSONAL PROPERTY**

**SATURDAY, MAY 6**  
at 9:00 AM

**TUESDAY, MAY 9**  
AT 6:00 PM

**7721 E. Tillman Rd.**  
**Fort Wayne**  
(Located just west of Hartzell Rd.)

**COUNTRY, 4 BEDROOM, 2 BATH HOME ON FULL BASEMENT**



This well cared for, custom built home features a beautiful family room with fireplace. The kitchen has a large eat-in area plus lots of beautiful walnut cabinetry! There is a formal dining room plus large front living room. There are 4 spacious bedrooms upstairs with a formal suite including walk-in closet. The basement is all painted walls and floor and is 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.



**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



**SELLER: RICHARD LOMONT**  
Auctioneer: Jerry Ehle



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**MORE PHOTOS ON OUR WEBSITE**