



# real estate AUCTION

**MONDAY, OCTOBER 23 • 6 PM**

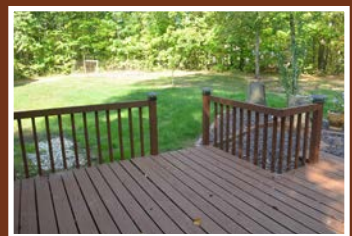
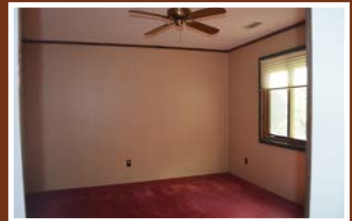
**11726 WOODSTONE PLACE**

(Located off of Popp Road, just east off of Tonkel Road)

## HOME FEATURES:

- 2300 SQ. FT., 3 BEDROOM, 2 ½ BATH HOME
- 3 car attached garage + 2 car detached
- Set upon 2 acres
- Leo Schools

**OPEN HOUSE:**  
SUNDAY, OCT. 1, 1-3PM  
TUESDAY, OCT. 10, 5-7PM,  
or call office for private  
showing!



**SELLER: JAMES DAVISON TRUST**  
**AUCTIONEER: JERRY EHLE**



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

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



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## REAL ESTATE AUCTION TERMS AND CONDITIONS

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

**DOWN PAYMENT: \$2,500.00** 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 Trustee 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 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. 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.**