

## 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.**



7009 N. River Rd.,  
Ft. Wayne, IN 46815

**AUCTION MANAGER:**  
**Jerry Ehle**

**866-340-0445 / 260-749-0445**

#AC63001504, #AU19300123,

December 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						



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# Real Estate AUCTION

Monday, December 11 @ 5pm

# Real Estate AUCTION

Adams County, IN

*Early 1900's Farm House,  
Garage, Small Barn,  
Set on 1.5 Acres*

Monday, December 11 @ 5pm

— 5665 E 900 N Decatur, Indiana —





# Real Estate AUCTION

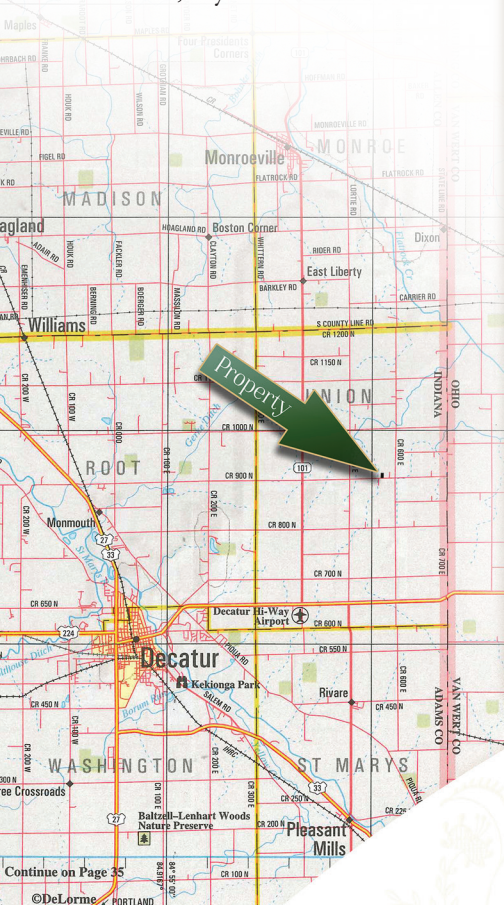
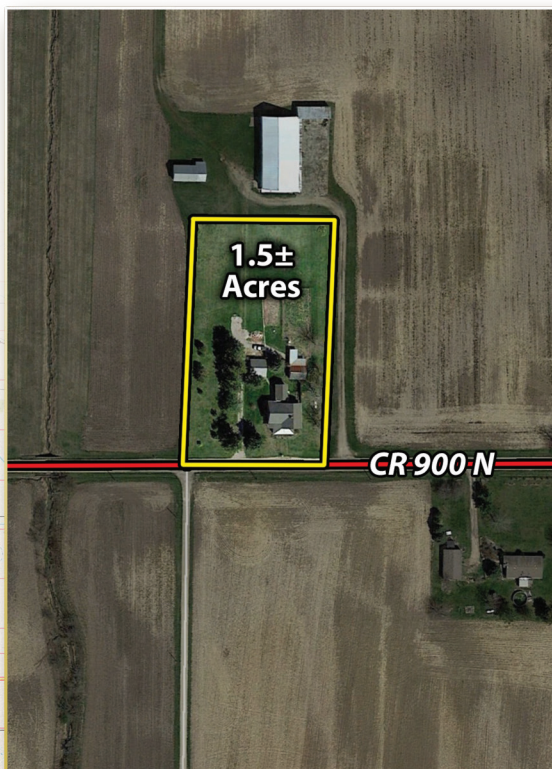
Monday, December 11 @ 5pm

Open House to preview the real estate:  
Monday, November 20th, & Tuesday, November  
28th, from 4 - 6pm, or call office for private  
showing!

*Early 1900's Farm House*  
with a garage and small barn, all set on 1.5 acres.  
5665 E 900 N, Decatur IN • Approx. 1.5 miles  
east off of State Road 101

- 3 Bedrooms with 1 full finished and 1 full unfinished BA
- Full Bath on Main Level
- Full Bath on Upper level unfinished.
- Summer kitchen with closet and storage
- Enclosed back porch area between summer kitchen and main house
- Utility room and mud room with utility sink plus built in drawers and closet
- Kitchen has plenty of cabinets, ceiling fan with lights
- Living room with wood pillars and built in book shelves
- Main level BR has double closets
- Upstairs: 2 bedrooms and unfinished bath
- Basement has new furnace 2 sump pumps, outside walk up entrance, daylight windows, newer 5" well, electric water heater, hot and cold water in basement, dry basement

- Some newer replacement windows
- Newer Metal Roof and newer gutters on House, Garage and Barn
- Newer Front Stairs and railing and foundation on the newer unfinished enclosed wrap around porch
- Newer Garage Door / Newer Barn sliding Door
- Huge Garden Area / Plenty of Trees
- 1.51. Acres
- 2794 Sq. Ft. plus 1200 unfinished basement
- Gas FA heat plus some baseboard electrical heaters
- Asphalt Shingle siding and vinyl siding.



Call or Visit our Website for  
brochure & more pictures!

**Seller: Estate of Ray A. Hobrock**  
Auction Manager: Jerry Ehle

**SCHRADER**  
REAL ESTATE AND AUCTION  
of Fort Wayne  
**866-340-0445**