

REAL ESTATE TERMS & CONDITIONS:

PROCEDURES: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer. Bids on the total property may compete.

DOWNPAYMENT: \$1,500 down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashiers 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 Warranty Deed.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before July 31, 2018. The cost for an insured closing will be shared 50/50 between Buyer and Seller. All lenders costs shall be paid by the Buyer(s).

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of closing. The Buyer(s) shall pay all thereafter.

SURVEY: Survey costs to be shared 50/50.

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.

PERSONAL PROPERTY TERMS:

Cash, Check with Proper ID. Mastercard or Visa accepted with a 4% convenience fee for credit card usage. No sales tax/No Buyers' Premium.



See More Photos Online!

Real Estate & Personal Property AUCTION

SW FORT WAYNE • ALLEN COUNTY, IN



7009 N. River Road Fort Wayne, IN 46815

AUCTION MANAGER: Jerry Ehle

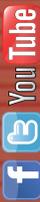
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CORPORATE HEADQUARTERS:

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SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
					8	9
	3	4	5	6	7	
	10	11	12	13	14	15
	17	18	19	20	21	22
	24	25	26	27	28	29
						30

JUNE 2018

SW FORT WAYNE • ALLEN COUNTY, IN
10020 Houndshill Place, Fort Wayne
Haverhill Subdivision

Real Estate
6:00pm



Thursday, June 21

Personal Property

3:00pm



- Antiques & Collectibles
- Glassware
- Furniture
- Household & Outdoor Items

AUCTION



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SW FORT WAYNE • ALLEN COUNTY, IN
10020 Houndhill Place, Fort Wayne
Haverhill Subdivision



AUCTION

Thursday, June 21

Real Estate • 6:00 pm

• Beautiful 3 bedroom, 2 1/2 bath ranch on wooded lot. This home features a unique floor plan with



- natural woodwork, Great Room with fireplace, breakfast bar and many amenities!
- The Great room features a floor to ceiling stone fireplace. There are built-in bookshelves and extra cabinets. There is a sunroom off of the Great room with ceramic floors and baseboard heat. There is also a dining room with wood ceiling and patio doors to back yard.
 - The Kitchen includes breakfast bar, built-in microwave, stainless side x side refrigerator and stainless gas stove. There are plenty of cabinets and canned ceiling lighting.
 - The Master bedroom features large master bath with double vanity and large walk-in closet.
 - The 2 other bedrooms share a Jack & Jill bath and walk-in closet.
 - There is separate utility room with cabinets plus an additional walk-in closet in hallway.
 - There is a large deck off of the back with lots of natural landscape. The furnace is a 2012 model and the hot water heater was new in 2017.
 - The 2 car finished garage has additional cabinets, peg board walls, and pull down attic storage plus hot & cold water.
 - This home backs up to Haverhill Elementary School. (<http://haverhill.sacs.k12.in.us/>)

Open House Dates:
To Preview the Real Estate
Sunday, June 3 • 2-4pm and
Tuesday, June 5 • 5-7pm



Personal Property • 3:00 pm

ANTIQUES AND COLLECTIBLES:

Service of 8 Fine Arts Professional sterling flatware with 4 serving pcs. In case • sterling compote • sterling finger bowls • Jewelry: gold child's rings • costume jewelry, rhinestones • men's jewelry • open face pocket watch • 3 section barrister bookcase with leaded glass door • small primitive bead board cupboard • ornate kitchen wall clock • leather seat sewing rocker • claw foot glass ball organ stool • tin rabbit pull toy • child's toy accordion • large cast iron kettle • vintage composition Shirley Temple doll with original hair • Tom Swift books • early novels • (8) Gene Stratton Porter books • cutter mink fur coat • Ertl IH farm toys • (3) jars of marbles, some shooters • small crocks • Savory enamel roaster • crock bowls • Pleasant Hill Dairy Ft. Wayne pint bottle • vintage Cutco knife sets • Shawnee corn creamer sugar and shakers • 1898 linen child's book • vintage glass clown Christmas bulb • German bisque jointed doll • (14) Frank Maietta MCM tumblers • barn lantern, washboard, sad irons and other primitives • linens and fancywork • leather baby shoes • Indian Head pennies, 1863, 1898, 1906 • wheat pennies • foreign coins • Lincoln glass bank bottle • small metal bank

GLASSWARE:

Pink iridescent fluted edge bowl • assorted pink and green depression glass • pink cake plate • large collection of milk glass • pressed glass cake stand • vintage Big Ten conference glass tumblers • service of 8 etched stemware, 3 sizes with under plates • vintage Pyrex mixing bowls and refrigerator dishes • service of 8 Kent Bali Hai china • clear and amber lemonade set

FURNITURE:

Tell City oak finish hutch, table and 6 Windsor chairs • Tell City maple table and 4 chairs • Lane maple cedar chest • cherry full queen bed • cherry chest of drawers • maple dresser • floral sofa • maple lamp and end tables • glass & metal modern coffee table • tweed armchair • oak sofa table with drawers • curio cabinet • utility storage cabinet • San Francisco Clock Company grandfather clock • (4) metal and micro plush counter stools • large metal duck wall sculpture • colonial full size poster bed • (2) room size area rugs

HOUSEHOLD AND OUTDOOR ITEMS:

Maytag washer and electric dryer • Park bench • picnic table • assorted patio furniture • outdoor glider • exercise bike • SS flatware • RCA surround sound • DVD players • TV trays • card table and chairs • console sewing machine • folding cot • Santa Claus music boxes • patio fountain • assorted runners and rugs • cookbooks • many books, novels, spiritual, history, etc. • lots of Purdue memorabilia • Gene Keady autographed basketball • Norman Rockwell perpetual calendar • Cuisinart glass lid cookware • red wagon • wood sled • bird-feeders • planters • live trap • assorted garden tools • golf clubs



See More
Photos Online!



SELLER: JOAN L. HANKEL • AUCTIONEER: JERRY EHLE

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