

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2,500 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. A targeted closing date will be approximately

30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

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

REAL ESTATE TAXES: Real Estate Taxes will be prorated 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 an "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 & CONDITIONS:

Cash or Check with ID. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.



7009 N. River Rd, Fort Wayne, IN 46815

AUCTION MANAGER: Jared Sipe

260-749-0445 • 866-340-0445

#AC63001504 • #AU10700099

Corporate Headquarters:

950 N. Liberty Drive, Columbia City, IN 46725

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Real Estate & Personal Property AUCTION

Allen County • Monroeville, IN

AUGUST 2018						
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	



Allen County • 106 Central Ave., Monroeville, IN 46773

• 2001 Buick LeSabre Custom • 1999 Dodge Stratus ES
Huskee Riding Mower • Troy-Bilt Tiller • Tools • Furniture • Collectibles • Household



ONLINE BIDDING AVAILABLE

Real Estate & Personal Property AUCTION

866-340-0445

SchraderFortWayne.com



MONDAY, AUGUST 20 •

**3pm - Personal Property
6pm - Real Estate**

Allen County • 106 Central Ave., Monroeville, IN 46773

DIRECTIONS: Take Monroeville Rd. (W. South St.) to S. Washington St. and turn South to Webster St. and turn East to Central Ave., turn South to auction site.



Real Estate & Personal Property AUCTION

**MONDAY, AUGUST 20 • 3pm - Personal Property
6pm - Real Estate**



REAL ESTATE • 6PM

• 1 story home • Built 1964 • 1,344 square feet • Concrete slab foundation • Gas forced air heat & central air • Newer gas water heater (2013) • 200 amp breaker panel • 3 bedrooms • 1 ½ bathrooms • Kitchen: 12x14 with center island • Dining room: 9x15 • Family room: 13x23 • Bedroom 1: 9x11 • Bedroom 2: 10x14 • Bedroom 3: 11x12 • 12x12 rear enclosed porch • 24x24 attached 2 car garage • Replacement Windows • Double lot: 98x134 • East Allen County School District (Heritage) • 2017 pay 2018 taxes: \$440.04 with exemptions • Natural gas, city water & sewer • Architectural asphalt shingle roof • Zoning: RS-1 Suburban Residential • Refrigerator, range, & washer/dryer stay

PERSONAL PROPERTY • 3PM

VEHICLES: 2001 Buick LeSabre Custom, 4 door, leather, cruise, V-6 3800 Series II engine, 145,565 miles • 1999 Dodge Stratus ES, 4 door, miles unknown

RIDING MOWER, TILLER & TOOLS/OUTDOOR:

Huskee LT4200 7 speed shift-on-the-go 42" riding mower • Troy-Bilt Pony rear tine tiller • 9 drawer Craftsman rolling tool cabinet w/12 drawer top box • 4 drawer Kennedy rolling tool cabinet w/12 drawer top box • Central Pneumatic 3 gallon pancake air compressor • Milwaukee Sawzall, in metal case • Screwdrivers • Nut drivers • Vise grips • Pliers • Cutters • Craftsman open & box end wrench set • Adjustable wrenches • Pipe wrenches • Various size sockets & ratchets • Electrical supplies & cutters • Hammers • Buffalo chisel & punch set • Tin snips • Wood chisel set • Buffalo 40 piece tap & die set • Socket set in case • 1 ½ ton floor jack • 6' aluminum ladder • Hardware & organizers • Bench grinder • Mop bucket • Electrical cords • Hedge trimmer • Yard tools • Creeper • 2 wheel cart

FURNITURE, COLLECTIBLES & HOUSEHOLD ITEMS: Pair of tan recliners • Reclining lift chair • Wood framed upholstered arm chair • Pair of hexagon end tables • Floral sofa • Round 2 tier lamp table • 3 drawer nightstand • 3 leg plant stand • China hutch • Round pedestal table w/4 chairs • 3 piece blonde Mid-Century style bedroom suit • Slant front secretary • 4 drawer chest of drawers • 8 drawer jewelry chest • Floral "Gone with the Wind" style lamp w/glass bulb shade • 3 piece dark wood bedroom suit (bed has Craftmatic mattress) • Vintage hanging oil lamp • Art glass cruets • Rudy thumbprint candy dish • Glass basket • Covered glass candy dish • Floral canister set, teapot, & shakers • Glass pedestal cake stand • Cast iron oil lamp holder & match holder • Pair of antique wood case wall phones • Table lamps • Christmas decorations • Many knick knacks, figurines, hand painted plates/dishes & home décor items • Kitchenware • Kenmore upright freezer • Daisy BB Gun



OPEN HOUSE: Sunday, August 5 • 2-4pm
Call the Sale Manager for Private inspections.

SEE WEBSITE FOR MORE PHOTOS!



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

OWNER: Thomas Meyer Estate
Michael Meyer, Personal Representative
Timothy Babcock, Attorney for the Estate
SALE MANAGER: Jared Sipe, 260-750-1553

Auctioneer's Note: This is only a partial list of items, there are many every day, household & outdoor items not listed.

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of Fort Wayne

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