

REAL ESTATE AUCTION TERMS:

PROCEDURE: The property will be offered at public oral auction. **DOWN PAYMENT:** \$5000 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 after the auction. 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.**

1031 Maral Court • Fort Wayne, IN Personal Property & Real Estate Auction

TUESDAY, NOVEMBER 6:

Real Estate • 6pm

Personal Property • 3pm

Open House Dates: Sunday, October 14 • 2-4pm | Wednesday, October 17 • 4-6pm Or call office for a private showing!

Auction Manager: Jerry Ehle

AC63001504, AU19300123

NOVEMBER 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	

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www.SchraderFortWayne.com



Allen County • Fort Wayne, IN Personal Property & Real Estate Auction

Tuesday, November 6: Real Estate • 6pm | Personal Property • 3pm



- Woodland Lake Addition, 4,382 Square Foot Home • Collectibles • Furniture
- Housewares • Woodcrafting Tools • Lawn Tractor • Outdoor Lawn & Garden



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1031 Maral Court • Fort Wayne, IN Personal Property & Real Estate Auction

Tuesday, November 6: Real Estate • 6pm | Personal Property • 3pm

Real Estate at 6pm

Open House Dates: Sunday, October 14 • 2-4pm | Wednesday, October 17 • 4-6pm Or call office for a private showing!

This quality, custom home was built in 1998 & is located at 1031 Maral Ct in Fort Wayne, between Coldwater Rd & Auburn Rd. It was designed to take advantage of its beautiful lake-side lot in Woodland Lake. The home has countless amenities! Don't miss your chance to stop at the open house & preview this gem as it goes up for Public Auction.

Here are some of the highlights of this gorgeous ranch home:

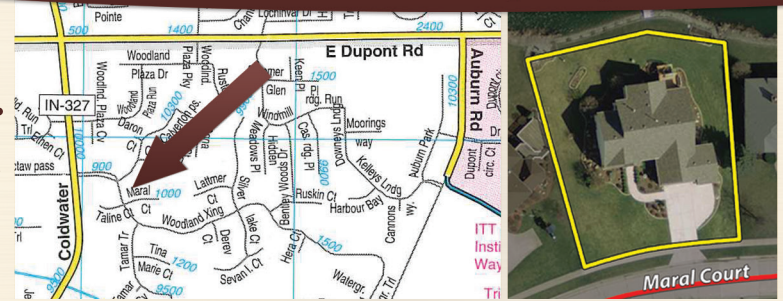
- First of all, you will enter into a huge foyer entrance with ceramic floor • Next to the foyer is a beautiful formal dining area • There are Four bedrooms, featuring the Master with soaking tub, walk-in shower, double bowl vanity & large walk-in closet & linen closet • Large kitchen boasts many cabinets & a hearth room area! All kitchen appliances stay • Spacious Great Room with a 2 sided gas fireplace adjacent to the hearth room area • The utility room on the main floor has washer/dryer & a laundry tub with plenty of storage cabinets & a closet • The Full Finished Basement with wet bar, refrigerator, cabinets, & built-in wine rack has a huge living area for recreation & entertaining • The fourth bedroom is in the basement with a large walk-in closet • Yes! There is a full complete dance room with wall mirror & disco ball • There is also a full woodworking shop in the basement with daylight & egress window • There is also much additional storage room & areas in the basement • The back deck has steps down to the lake & pier • The 3 car attached garage is finished & completed with peg board walls • There is a covered front porch • Utilities: Gas Forced Air & Central • Water Softener • Sump Pump with backup • Rain Bird Lawn Sprinkler System

Personal Property at 3pm

Antiques & Collectibles: • Wicker doll buggy • square fern stand • blown cranberry pitcher • (3) block planes • (13) molding planes • draw knife • scribes • 4 gallon crock • cobalt wall mirror • Revere Super 8 movie camera in Bakelite case • Vibroplex telegraph key • Jewel Tea cake plate • EAP etched spooner & covered compote • large ceramic insulator • Pyrex Corning glass double boiler • blue ball jars • painted sewing stand • oval framed original landscape painting • Howard Miller mantel clock • glass beakers • Scooby Doo & Partridge Family metal lunchboxes • Heathkit battery eliminator • wood model excavator & SF streetcar • Rocky Mountain Railroad Denver Express Christmas train • Remote control, hand crafted airplane & boat

Furniture: • Double Lazy Boy recliner • Lazy Boy recliner • Singer formal dining room table & six chairs w/ matching china cabinet • sleeper sofa • (3) matching vinyl bar stools • Heckman end tables • assorted tables & lamps • Mahogany magazine rack • (2) 4 drawer metal file cabinets • 2 drawer file cabinet • office desk & cabinets • (3) small folding poly tables • 6' x 10' area rug • cane seat sewing rocker

Tools & Garage Items: • John Deere LA 115 riding mower, 195 HP, 42" cut, only 211 hrs, looks new • Toro 3650 CCR snow blower • Worx battery edger • 16' & 24' aluminum extension ladders • 8 gallon 1HP



air compressor • 19.2V Craftsman battery tool kit • many hardware cabinets & assortments • large quantity assorted hand tools • many outdoor garden tools • fishing rods & reels • Coleman propane lantern • 1500 PSI electric power washer • Waterloo work bench w/ drawers • hedge trimmers • garden supplies & chemicals • yard broadcast spreader • 6 tine pitchfork • two wheel dolly • bench grinder on stand • woodworking & woodcraft supplies • router • hardwood lumber & many small hobby wood pieces • Craftsman shop stool • electric chain saw

Household & Miscellaneous: • Kenmore washer & electric dryer, 90 series • Sony 32" flat screen TV • Insignia 19" flat screen TV • kitchen full of cookware, dishware & assorted equipment • Corning Ware • SS crockpot • etched decanter set • assorted vases, steins & glassware • Canon EOS Elan II 35mm camera in case • Lifestyler exercise bike • Proform treadmill • early nativity scene • large quantity Christmas decorations • rock polishing items • newer sleigh bells • bar ware • blender • Sony stereo receiver & other electronics • Cosco padded folding chairs • convalescent items • folding park benches • many area rugs • assorted garden statues • concrete fishing boy • birdbath • Stone outdoor pineapple fountain

