

Real Estate Terms and Conditions

PROCEDURE: Tracts 1-3 will be offered in individual tracts, and in any combination of these tracts, or as a total unit, subject to the Swing Tract Rules. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. Seller reserves the right to reject any and all bids. The terms of this agreement and addendum are non-negotiable.

DEED: Seller shall provide a warranty deed and Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at closing, which will take place on or before June 23, 2023. The cost for an insured closing will be shared 50/50 between Buyer and Seller.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection.

Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. Tract acreage has been estimated based on aerial photographs. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate.

Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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 and Conditions

10% Buyer's premium on all purchases, no sales tax, no card fees. The credit card registered on HiBid will be charged at the conclusion of the auction. All items sold "as-is". Please attend preview to inspect the items and read and understand all terms & conditions regarding load out and shipping before bidding.



7009 N River Rd

Fort Wayne, IN 46815

260.749.0445 • 866.340.0445

SCHRADER CORPORATE OFFICE

PO Box 508, 950 N Liberty Dr, Columbia City, IN

800.451.2709 • 260.244.7606 • SchraderAuction.com

Auction Managers:

REAL ESTATE Jerry Ehle • 260.410.1996

PERSONAL Reid Yoder • 260.402.0895

PROPERTY Mike Roy • 260.437.5428

Online Bidding Available - Real Estate

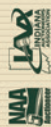
You may bid online during the auction at

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.

866.340.0445

SchraderFortWayne.com



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RC23-643

EAST ALLEN COUNTRY ESTATE

2 Dates Real Estate AUCTION & MONDAY, MAY 22 AT 6PM

TIMED ONLINE ONLY Personal Property AUCTION

Lots start closing Sunday, May 7 at 6pm

2 Dates

EAST ALLEN COUNTRY ESTATE

23[±] acres

HOME, BARN & WOODED ACRES

Offered in 3 Tracts



Real Estate AUCTION

&

MONDAY, MAY 22 AT 6PM

at Ehle Barn, New Haven • Online Bidding Available

TIMED ONLINE ONLY Personal Property AUCTION

Lots start closing Sunday, May 7 at 6pm



Car, Van, Tractor, Golf Cart, Snowblower, Mower, Tiller, Antiques, Collectibles, Equipment, Tools, Appliances, Furniture



866.340.0445
SchraderFortWayne.com

2 Dates EAST ALLEN COUNTRY ESTATE



TRACT 1: 3 Bedroom, 2 bath home on 2± acres with 42' x 60' pole building plus SolarEdge modern mill solar electric generating grid. Monthly electric bills average approximately \$15.83 per month.

Features

- **MINIMAL ELECTRIC BILLS!!!** SolarEdge modern mill solar electric generating grid
- Main floor kitchen with dishwasher, gas range, and plenty of cabinets
- Spacious dining room plus living room off of the kitchen
- Additional family room add on with cathedral ceiling and side entrance door to outside
- Main bedroom with full bath including garden tub and corner walk-in shower
- Additional utility room off of the garage next to kitchen for washer & dryer
- Full basement with 2 very large entertainment and recreation areas
- Additional storage rooms, closets and a kitchenette in basement
- A 42' x 60' pole building with heated 42' x 15' concrete workshop
- Barn has overhead door and additional storage overhead of the workshop
- Scenic views of pastured river bottom out the front and beautiful view of the growing trees to the back
- 2-Car attached garage with lots of storage cabinets plus attic overhead
- Adjacent to the Ski Lake along I-469

Real Estate AUCTION

23± acres MONDAY, MAY 22 AT 6PM

Auction held at Ehle Barn, 2007 N River Run
New Haven • Online Bidding Available
(Located Just 1/4 Mile East of Auction Property)

HOME, BARN & WOODED ACRES
Offered in 3 Tracts or in combinations

Property located at 11725 North River Rd
New Haven (2 Miles East of Landin Rd)



TRACT 2: 17± acres completely wooded with a planting of hardwoods in 2008 by the State of Indiana. This tract has 75 feet of road access east of the adjacent property. This is a great place to park some investment money for the future, and in the meantime, enjoy your own beautiful country property. The front of this tract is in Floodway and the remainder in Flood Plain. This tract offers a great recreational and hunting piece of property. Either add to Tract 1 or combine with Tract 3 for nearly 21 acres. This tract is subject to a septic tile outfall easement going to the drain on this property from Tract 1 and the adjacent land owner to the east.

TRACT 3: 4± acres - Swing Tract, meaning it can only be bid on by an adjacent land owner or in combination with Tract 2. This tract is also completely wooded with the State Planting of hardwoods. It offers additional acres to add to Tract 2 or complete the entire purchase of Tracts 1, 2, and 3 for a 23 Acre Country Estate!!



Real Estate Sunday, April 30 from 2-4pm
Open Houses Monday, May 8 from 5-7pm
Or call Jerry Ehle for private showing.



SELLER: Kate Bremer and The Former George Bremer | REAL ESTATE AUCTION MANAGER: Jerry Ehle • 260.410.1996

TIMED ONLINE ONLY Personal Property AUCTION

Lots start closing Sunday, May 7 at 6pm



VEHICLES & EQUIPMENT
'52 Allis Chalmers WD tractor with custom cab
Club Car golf cart, gas
2000 Dodge Grand Caravan
2004 Chevy Malibu
Simplicity zero turn mower
5' rotary mower
3 point post hole auger
Walk behind snow blower
Rear tine tiller

POOL TABLE, FURNITURE & APPLIANCES
Slate pool table
Sofas and chairs
Dressers
Dining tables and chairs
Refrigerators
Freezer
Washer and dryer
ANTIQUES & COLLECTIBLES
Vintage Pyrex
Structo & Tonka toys
Aluminum IH dump truck
Longaberger baskets
MCM tumblers & glassware
Vintage bicycles

SHOP TOOLS & EQUIPMENT
Horizontal band saw
Bench vices
Air compressor
Drill press
Lincoln Arc welders
Torch set
Radial arm saw
Large quantity of hand tools
Lawn and garden tools
Aluminum ladders
Extension ladders
Stihl chain saw

HOUSEWARES & MISCELLANEOUS
Kitchenaid stand mixer
Yard décor
Pots and pans
Yard swing
Treadmill
Gun cabinet

LOCATED:
11725 North River Rd,
New Haven, IN
PREVIEW: Thursday,
May 4 • 4-6 pm
LOAD OUT: Tuesday,
May 9 • 10 am-5:30 pm
by appointment



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

PERSONAL PROPERTY AUCTION MANAGER: Reid Yoder • 260.402.0895 & Mike Roy • 260.437.5428 866.340.0445 • SchraderAuction.com