

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, any combination and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, and the total property may compete.

DOWN PAYMENT: TRACT 1 AND THE COMBINATION OF 1 AND 2: \$2500 down payment on the day of auction with the balance in cash at closing. **TRACTS 2 & 3:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of 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: All successful bidders will be required to enter into purchase agreements 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 on home on day of closing, immediately following the closing. Possession of tillable acres will be subject to tenant farmer's corn crop.

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

ACREAGE: All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where the tract divisions in this auction create new boundaries. 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. Combination purchase will receive a perimeter survey only.

PERIMETER DRAIN TILE EASEMENT: Easement access will be provided over tracts in this property for perimeter drain tile outlets if perimeter drain tile outlets beyond each individual tract are required by the Allen County Board of Health.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC. 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 Road, Fort Wayne, IN 46815

Auctioneer: Jerry Ehle

phone: 260-749-0445 • 866-340-0445

email: auctions@schraderauction.com

NOVEMBER 2011

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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CB-340

SchraderFortWayne.com

Northwest Allen County Real Estate AUCTION

11801 W. COOK RD., FORT WAYNE, IN

Northwest Allen County Real Estate AUCTION



- Country 3 Bedroom Home on 2± Acres
- 29 Productive Tillable Acres
- Offered Separately in 3 Tracts or in Combinations!

11801
W. COOK RD.
FORT WAYNE
INDIANA

TUESDAY, NOVEMBER 1 • 6 PM
auction held on site



Northwest Allen County Real Estate AUCTION

11801 W. COOK RD., FORT WAYNE

TUESDAY, NOVEMBER 1 • 6 PM Auction on site.

TRACT 1: Gorgeous 2200+ Square foot, 3 Bedroom 2 ½ bath home on 2 acres. Features a huge Recreation or Family Room, plus an open front Living Room! The Awesome Country Kitchen has a large eat-in area, break-fast bar, island, and then opens into a dining room area. There are 2 Fireplaces. Master bedroom with master bath, jetted tub, and lots of space! The Extra Large 3 car garage has huge floored storage room overhead. There is lots of space for large family and storage!! Great open back yard, room for pets!! Add Tract 2 to this for a great mini farm setting totaling nearly 5 acres!

TRACT 2: 2.75 ACRE SWING TRACT This tract is directly behind the house and runs back to the adjacent woods. This tract can be bid in combination with Tract 1 or Tract 3, or by an adjacent land owner.

TRACT 3: 27± ACRES of productive tillable land. Soils are mostly Whitaker loam and some Rensselaer soils. There will be over 125 feet of road frontage to access this property. Combine with Tract 2 for nearly 30 tillable acres.

OPEN HOUSE TO PREVIEW THE HOME:

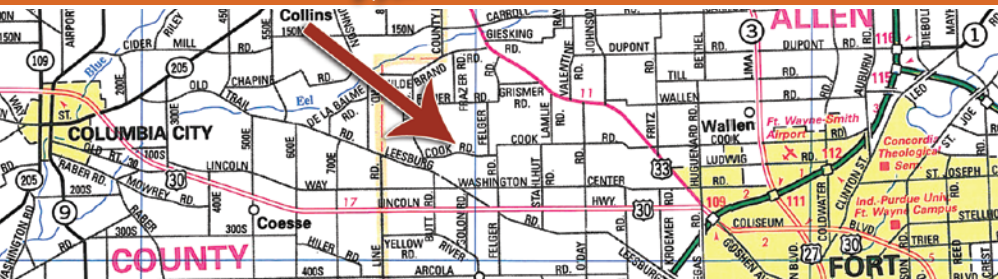
Sun., Oct. 9 • 2-4 pm & Tues., Oct. 18 • 5-7 pm

Or call office for private showing.

Seller: Coy Hagan • Auctioneer: Jerry Ehle



SchraderFortWayne.com • EhleAuctions.com
260-749-0445 • 866-340-0445



SOILS	
Symbol	Name
HnA	Whitaker
Rm	Rensselaer
Go	Gilford
OfA	Oshtemo

