

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1,500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of 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 of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of 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 "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.



www.schraderfortwayne.com
www.ehleauctions.com

Country Home
on Nearly 3 Acres
KENDALLVILLE, IN

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC

7009 N. River Road

Fort Wayne, IN 46815

749-0445 • 866-340-0445

Auctioneer: Jerry Ehle

#AC63001504 #AU19300123



DECEMBER 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
				15	16	17
4	5	6	7	14	22	24
11	12	13	20	21	28	30
18	19	26	27	29	31	

SCHRADER Corporate Offices

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Columbia City, IN 46725

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www.schraderauction.com

dm
380



6568 E. 500 N.,
KENDALLVILLE

**COUNTRY
HOME
ON NEARLY
3 ACRES**



Auction
Monday, December 12
at 6:00 PM



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne





Country Home on Nearly 3 Acres

6568 E. 500 N., KENDALLVILLE

(Located approximately 2 miles west of Hwy. 3)

HOME FEATURES:

- Set upon nearly 3 scenic acres
- 4 bedrooms & 2 baths
- Kitchen with breakfast area & bar
- Large living room and dining room
- Two heat systems: wood and propane
- Two separate basements
- 4" Well, Lennox furnace
- 200 Amp electric

SELLER: COE

AUCTIONEER: JERRY EHLE



260-749-0445 • 866-340-0445 • www.schraderfortwayne.com

**RANCH STYLE HOME
WITH 1540 SQ. FT.
CRAWL SPACE/WITH 770 SQ. FT.
IN BASEMENT.**

3 Acres	4 Bedrooms	2 Full Baths
111 Years Old	Well/Septic	Propane/Wood
Taxes: \$1340.70	Partially Wooded Lot	Vinyl & Aluminum
2 Sheds, 675 sq. ft. cement block building		
Schools: Elem: South Side. JrH: Kendallville. SrH: East Noble		
LR: 17x10	DR: 14x10	KT: 12x9
MB: 14x12	2B: 10x10	3B: 15x9
4B: 12x7	Covered Porch 14x8	

Appliances that remain: Refrigerator, Range, Gas Water Heater

