

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1500 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.

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 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 Title Work. The cost of a new survey, if necessary, shall be split 50/50 between Buyer and Seller.

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.



7009 N. River Road, Fort Wayne, IN 46815

Auctioneer: Jerry Ehle

phone: 260-749-0445 • 866-340-0445

email: auctions@schraderauction.com

MAY 2012						
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		



866.340.0445

SchraderFortWayne.com

Auction Area
New Haven

COUNTRY HOME
& PERSONAL PROPERTY

Auction Area
New Haven

COUNTRY HOME
& PERSONAL PROPERTY

15128 Bremer Road, New Haven, Indiana

- 3 Spacious Bedrooms
- Full Basement
- 1 Acre Country Lot
- Hardwood Flooring, Central A/C

MONDAY, MAY 21



Personal Property - 4:00pm

Real Estate - 6:00pm



Household & Appliances



Furniture & Antiques



Tools

Auction Area New Haven

COUNTRY HOME & PERSONAL PROPERTY

MONDAY, MAY 21 Personal Property - 4:00pm
Real Estate - 6:00pm

PROPERTY & AUCTION LOCATION: 15128 BREMER RD., NEW HAVEN, IN.
(From U.S. 24 east of New Haven, turn south on Bruick Rd, go to Bremer Road and turn east and go 1 mile to property.)

REAL ESTATE – To Sell @ 6:00pm

A charming 3 bedroom home on full basement situated on over 1 acre country lot.

HOME FEATURES:

Kitchen with Eat in area, Large front living room, Gorgeous Hardwood Flooring throughout, 3 spacious bedrooms, Full Basement that is clean & dry with lots of storage, Gas Hot Water Heat / Central Air, 1 car attached garage with Gas F/A Furnace, Large 2 car detached garage, Huge back patio - partially covered, Asphalt driveway, EACS Schools. **Annual Taxes:** Less than \$300 with exemptions

SELLER: Agnes Burkhart

AUCTIONEER: Jerry Ehle

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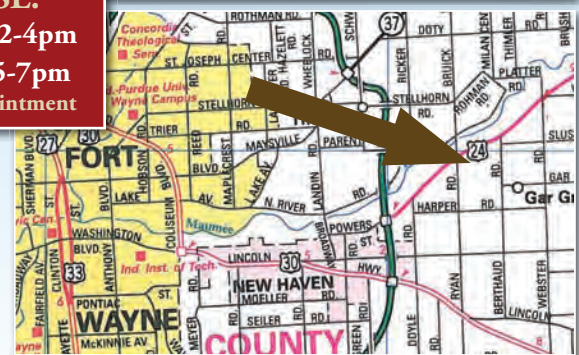
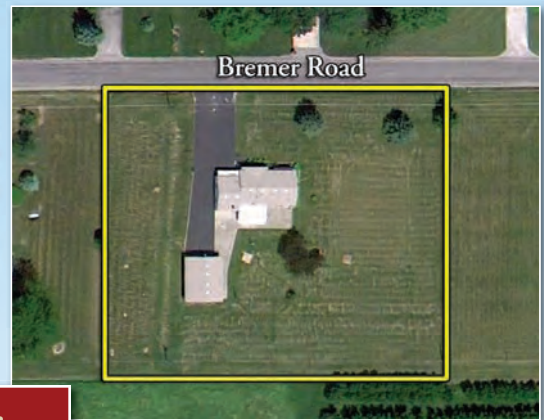
www.SchraderFortWayne.com

OPEN HOUSE:

Sunday, April 29 • 2-4pm

Monday, May 7 • 5-7pm

or Call Office for Appointment



PERSONAL PROPERTY – To Sell @ 4:00pm

APPLIANCES, FURNITURE, HOUSEWARES:

GE Profile side x side Refrigerator/Freezer
• Amana Microwave • Maytag Butcher top dishwasher • Maytag Washer & Dryer • Octagon metal kitchen table and 6 rolling chairs • 4 piece blond bedroom suit • Retro metal kitchen table and 6 chairs • Small desk with chair • 5 drwr. chest of drawers • Misc. Retro furniture • Hamilton Beach steam Grill • HB Electric roaster • HB Electric knife • Small deep fryer • GE Food slicer • Farberware Electric skillet • (2) Presto Electric skillets • Pressure cooker • Misc. Cook ware • Bake ware • Pots & pans • Granite canners • Crock pot • Good Housekeeping Zig Zag sewing machine • Kerby Tech drive vacuum • Bissell Powersteamer Pro • Small GE tv • Marantz Stereo with JBL speakers • Pyrex stacking mixing bowls • Pyrex cups, plates, bowls • Baking dishes • Towels & Linens • Knotted comforts • Beveled wall mirror • Misc. books • Paper shredder •

TOOLS, LAWN & GARDEN:

Lawn Boy Electric start mower • Wizard 1 1/2" socket set • Urbana bench vise • Large work bench • B&D Circular saw • Power drills • Speed Way speed sander • Craftsman 1 HP

Air compressor • Craftsman 1/3 HP Dual Bench grinder • Misc. Hand tools – hammers, wrenches, saws, pry bars • Wood step ladder • Stihl E 14 Chain saw • B&D Electric hedge trimmer • Misc. Hand Garden tools – shovels, rakes, spreaders, post hole digger, • 9' Aluminum step ladder • Aluminum Extension ladder • Auto Battery chargers • Fuel cans • Pull type spreader • Misc. hardware and fasteners • Drop cords • Tree pruner • Concrete trowels • Fruit baskets

ANTIQUES & COLLECTIBLES:

Truetone Transistor tape recorder • Lighted box picture • N & W Ry Water can • old Steamer trunk • 2 Qt. glass butter churn with metal paddle • Simmons HDWE Co. Sausage press • Old Crown thermometer • Metal wash tub • Large glass pickle jars • (2) Wooden Kraut cutters • (2) Calrod High speed thrift cookers • Tinned Meat grinder • Mason Canning jars • Tackle boxes with a few old lures – (2) Jitterbugs • (2) U20s • (2) Creek chubs • South Bend Nip I Diddee • Heddon River Run Spook Floater • Kush spoon • Old spoons • Filet knives • Old fishing rods • Old wood inlay card table • Roadmaster exercise bike • Parrot Lard tin

More Color Photos Available Online!

