

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$2500 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

East Allen Country Home & Personal Property



816 S. Roussey Road,
New Haven, Indiana

JUNE 2012						
SUN	MON	TUE	WED	THU	FRI	SAT
	4	5	6	7	8	2
3					1	
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30



866.340.0445
 SchraderFortWayne.com

East Allen Country Home & Personal Property

816 S. Roussey Road, New Haven, Indiana



- Immaculate 3 Bedroom Ranch
- 2.5 Baths, 4 Car Garage
- 1.4 Acre Wooded Lot

Real Estate: Mon., June 4 • 6 PM
 Personal Property: Sat., June 2 • 9 AM



Truck, Trailer, Lawn Tractor



Furniture



Tools

Antiques

East Allen Country Home & Personal Property

Auction

816 S. Roussey Road, New Haven
 Located just one mile north of Dawkins
 Road, 4 miles East of New Haven.

Real Estate: Mon., June 4 • 6 PM

Personal Property: Sat., June 2 • 9 AM

REAL ESTATE: A pristine 3 Bedroom, nearly 2200 square feet, 2 ½ bath Ranch home on a very scenic wooded lot. Garden like fenced back yard with walk ways, swing, patios, perennials.

HOME FEATURES:

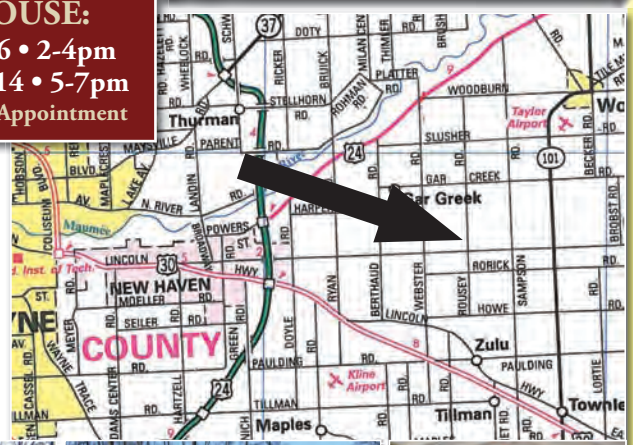
Immaculate condition throughout! Owner pride in everything!!
 • Spacious Open Concept Kitchen • Family Room with center island and pantry • Gas fireplace and cathedral ceiling in family room • Foyer entrance into large living room
 • Master Bedroom with full bath and 3 large closets • 2 spacious additional Bedrooms
 • 15 x 15 year round Sun Room off of kitchen • Laundry Room with ½ bath and additional storage • 4 Car heated & finished Garage with work bench area and storage
 • 2004 - Replacement Windows, Siding, Roof & Added garage • 2 Additional Sheds in backyard - 1 heated • Whole house attic fan
 EACS Schools • Annual Taxes w/exemptions \$1280.24

SELLERS: Gene and Karen Curless
AUCTIONEER: Jerry Ehle
 260.749.0445 • 866.340.0445
www.SchraderFortWayne.com



OPEN HOUSE:

Sunday, May 6 • 2-4pm
Monday, May 14 • 5-7pm
 or Call Office for Appointment



PERSONAL PROPERTY PREVIEW:
Friday, June 1 • 9AM-5PM

PERSONAL PROPERTY – SATURDAY, JUNE 2 • 9 AM

TRUCK, LAWN & GARDEN: 1997 Chevy Blazer S-10 size, 135,000 miles, new brake lines • Cub Cadet 1340 Riding mower with 38" deck, 6 speed • Ex Cell 2200 psi power washer • Till Star 5hp front tine tiller • Trac Vac lawn sweep wagon • Troy Bilt chipper-shredder • Toro Lawn mower • Weed eater • Small gas tiller • 2 Wheel trailer • 2 Wheel garden & lawn trailer • Wheel barrow • Keller 7' step ladder • Stihl Chain saw • Pull Type aerator • Misc. Lawn & garden hand tools • Cement trowels • Tomato cages • Wood Storage cabinet • Weber Gas grill • Propane Outdoor cooker
FURNITURE, APPLIANCES & HOUSEHOLD: Maytag Side x Side Black refrigerator – freezer • Magic Chef Upright freezer • GE Refrigerator • Pioneer Stereo • Hi Fi Stereo tuner, DVD player • Toshiba Color tv • Cross Walk Pro Form tread mill • Red Large Square Oak kitchen table & 6 chairs • Sectional sofa • Upholstered Rocker • Small Oak lamp table • Décor Table lamps • Entertainment center • Interior Décor items • Black Glass front cabinet • Large Artificial tree • Round Top lamp table • Small desk • Art deco floor lamp • Hall tree • Small Oak dresser • Rattan Swivel chair & ottoman • Rattan Love seat • Sewing Machine cabinet • Plant stands • Oak Pantry kitchen cabinet • Glass Door bookcase • Small Study desk with chair • Child's Red chest of drawers • 2 Drawer file cabinet • Small entertainment center • Director's chair • Indirect floor lamp • (2) Queen size beds • Short 2 drawer dresser • Ping Pong table
WOODWORKING & SHOP TOOLS: Guardian Power 16 speed heavy duty drill press • Sears 10" Direct drive band saw

on stand • Craftsman 10" Table saw • Central Machinery 6" belt & 9" disc sander on stand • Campbell Hausfield circular saw • Craftsman Dual motion sander • Craftsman 3" belt sander • Roto Zip spiral saw • Router on stand • Circular sanders • Polish sanders • Central Pneum. Air nailer • Finish Staplers • Several size Pittsburgh & other wood clamps • Misc. Drill bits, Dowling & Dado blades • Saw blades • Wood knives • Draw knives • Hand saws • Levels • Hammers • Milwaukee Heavy duty hammer drill • Sanborn 20 Gallon air compressor • Dual Bench grinder • 16 Gal. shop vac • 6' Heavy Duty wood work bench • Saw horses • Tile Cutter • C-clamps • Squirrel cage fan • Misc. Hand & small power tools • Step ladders • Solder gun • Electric motor • Much misc. Woodworking fasteners & hardware
ANTIQUES & COLLECTIBLES: Dazy 4 Qt. Glass butter churn • Wood Sleigh • Metal BF Goodrich sign • Lionel Lines Engine, Coal car, Baby Ruth candy car, Caboose, & dual transformer and track & crossing guards • Little Wizard Red Globe RR lantern • Antique Cabinet with drawers & doors • 15 Gallon crock • 10 Gallon crock with lid • 6 Gallon crock • 5 Gallon Uhl jug • Misc. small crocks & jars • Small telephone stand • Dry sink • Antique dresser with mirror • Antique Chest of drawers • Small Table with drawer • Antique Oak dresser with mirror • Red Man chewing tobacco case • Cast Iron Dutch ovens
GUNS: Original Kentucky Black Powder 36 Cal. rifle • Bacon House Mfg., Norwick, Conn. 36 Cal. Revolver, 1800's • Stevens 12 gauge single shot shotgun • Powder Horn/Flasks

