

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. This is an **ABSOLUTE, NO RESERVE** auction. The property will sell to the highest bidder.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a General Warranty Deed

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presenta-

tion 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 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 representa-

tion, 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
 Sale Manager: Jared Sipe
 phone: 260-749-0445 • 866-340-0445
 email: auctions@schraderauction.com

JULY 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				



www.schraderfortwayne.com

#AC63001504, #AU19300123

CB-486

8416 STELLHORN RD.,
 FORT WAYNE, IN 46815

- Large 2.27 Acre Wooded Lot
- 2,435 SF Ranch Home
- 5 Bedrooms
- 3 Baths
- Great Location

ABSOLUTE REAL ESTATE AUCTION



TUESDAY, JULY 31 AT 6 PM - ON SITE



8416 STELLHORN RD.,
FORT WAYNE, IN 46815

Located on Stellhorn
Road between
Goeglein Road and
Wheelock Road.

- 2,435 Sq. Ft. Sprawling
Ranch Home on a Slab
- Limestone Construction
- 5 Bedrooms
- 3 Full Bathrooms
- Large Secluded 2.27
Acre Wooded Lot
- Great Location by
Hacienda Subdivision
in St. Joseph Twp.
- City Water & Sewer
Available



ABSOLUTE REAL ESTATE AUCTION



TUESDAY, JULY 31 AT 6 PM - ON SITE



Auctioneers Note: The home has been neglected and is uninhabitable. This is a wonderful opportunity to purchase over 2 secluded acres in the city at public auction.

Please call 260-750-1553 for a private showing and to get a copy of the waiver of liability form that must be signed by any person or persons entering the home.



AUCTION MANAGER:
JARED SIPE
SELLER: MICHAEL POPP

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

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