

**REAL ESTATE AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered at an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Trustee's Deed. 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 Commitment. The seller shall determine any need for a new survey and shall order survey. The evidence of title: Seller shall provide

**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, 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. The final bid is subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide

**SCHRADLER REAL ESTATE AUCTION**  
*of Fort Wayne, Inc.*

7009 N. River Road  
 Fort Wayne, IN 46815  
**749-0445 • 866-340-0445**

Auction Mgr:  
**Jerry Ehle**  
 #AC63001504  
 #AU19300123



Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	
19	20	21	22	23	24	25
12	13	14	15	<b>16</b>	17	18
5	6	7	8	9	10	11
			1	2	3	4

**AUGUST 2012**

**SCHRADLER CORPORATE OFFICES**  
 P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725  
**800-451-2709 • 260-244-7606 • SchradlerAuction.com**

**www.schradlerfortwayne.com**  
**www.ehleauctions.com**

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**IMMACULATE ONE OWNER NEW HAVEN HOME**

**ESTATE AUCTION**  
**THURSDAY, AUGUST 16**  
 PERSONAL PROPERTY 3:00PM • REAL ESTATE 6:30PM

**SCHRADLER REAL ESTATE AUCTION**  
*of Fort Wayne, Inc.*



*420 Rose Ave.*  
*(located west of Landan Rd.)*

- LINCOLN TOWN CAR
- SIMPLICITY MOWER
- FURNITURE
- TOOLS
- LAWN AND GARDEN
- HOUSEHOLD



Follow us on:

**ESTATE AUCTION**  
*of Fort Wayne, Inc.*  
 420 Rose Avenue, New Haven, IN

cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

**AGENCY:** Schradler Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTY:** 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, 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.**

# Estate AUCTION

## THURSDAY, AUGUST 16

REAL ESTATE TO BE OFFERED AT 6:30PM

### HOME FEATURES:

- Extremely well cared for inside and out ... **READY TO MOVE IN!**
- Huge great room in back and living room in front!
- 2 spacious bedrooms down and 1 up with bonus room up!
- 2 full baths down, both updated!
- Newer carpet and kitchen flooring!
- Overhead fans throughout!
- Newer vinyl siding and awnings!
- ½ acre well landscaped lot with large garden plot, storage barn!
- Underground sprinklers!
- Concrete drive!
- Clean hot water heat with central air!
- 2 Car finished detached garage with extra storage room!
- Annual real estate taxes under \$400 with exemptions!
- City water, city sewer, plus well!

This home shows owner's pride inside and out! Look a long time to find a home in such good condition with tons of amenities! Great home for anyone from Starters to Seniors!! Call Auction Office for Financing Questions ... 749-0445.

SELLER: MARY BENNETT ESTATE

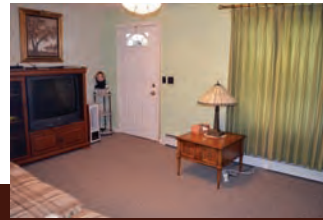
Auctioneer: Jerry Ehle

260-749-0445 • 866-340-0445

[schraderfortwayne.com](http://schraderfortwayne.com) • [ehleauctions.com](http://ehleauctions.com)



420 Rose Avenue, New Haven, IN



### PERSONAL PROPERTY TO BE OFFERED AT 3:00PM

**AUTOMOBILE:** 2003 Lincoln Town Car Signature Series, 65,550 miles, silver, 4 door, leather, loaded, new tires, in excellent condition!!

**FURNITURE:** Thomasville china cabinet • Thomasville dining table w/ 6 ladder back chairs • Flexsteel sofa • Mastercrafted by Goebel green sofa • 4 Chromcraft wheeled furniture kitchen chairs & 50's style kitchen table • Recliner • 3 full



size beds (1 w/ metal head board) • Antique mahogany buffet • Antique Art Deco Waterfall vanity w/ mirror & bench, chest of drawers & 2 nightstands • Antique record cabinet • Vintage Rastetter folding chairs • Glass sliding door display

case • Bookshelf • Hall tree • 8 drawer pine chest • 3, 4 & 5 drawer chest of drawers • Roll top desk • Office chair • Entertainment center • Round, octagon & square end tables • Floral upholstered arm chair • 3 tier marble stand • Other assorted small pieces of furniture & home décor

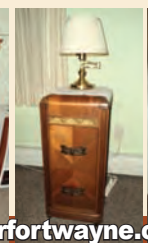
### APPLIANCES, COLLECTIBLES, HOUSE-

**HOLD, ELECTRONICS:** Whirlpool refrigerator • Newer Maytag washer & dryer • Chest type freezer • American Fostoria set of 8 drinking glasses, set of 6 stemware, butter dish, creamer, sugar & tray • Pressed glass bowls, serving pieces, & salt & pepper shakers • Glass jelly jar w/ lid • 12 small wine flutes • Set of flatware in wood case (variety of makers & patterns) • Red antique oil lamp • Several floor lamps • Tall brass lamp • Driftwood lamp • Many pictures, prints, oil on canvas paintings • Revere ware pots & pans • Aluminum cookware & bakeware • Stainless

mixing bowls • Clean small kitchen appliances • Correlle dishes • Glass snack sets • Lots of bedding & linens • Much Tupperware & plastic storage • 3 drawer metal filing cabinet • Vintage Vita Master exercise bike • Luggage • 36" & 26" Toshiba Cinema Series TV's • Cool Surge air cooler-heater w/ remote • Bissell Grand Rapids Floor Brush • Kirby & Filter Queen sweepers

### LAWN TRACTOR, LAWN & GARDEN,

**TOOLS:** Simplicity Broadmoor 16 HP lawn tractor, only 215 hrs. w/ bagger attachment • Lawn furniture • Metal wind mill • Kenmore propane grill • Croquette set • Misc. garden tools • Misc. garden chemicals • HWI miter saw • B&D power drill • Craftsman router • Pipe vise • Craftsman paint spray gun • Shop vac • Metal shelving • Much misc. hardware • Misc. hand tools • Grease gun • Many Kerr, Mason, Ball canning jars & lids • Asstd. coolers • Misc. antique tools



more photos online: [www.schraderfortwayne.com](http://www.schraderfortwayne.com), [www.ehleauctions.com](http://www.ehleauctions.com)