

# 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. The property is selling subject to the sellers acceptance or rejection of the highest bid.

**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 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:** The sellers have a boundary survey that will be provided to the new buyer(s).

**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.**



**866-340-0445**

## REAL ESTATE AUCTION Great Investment Opportunity!

OCTOBER 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	<b>15</b>	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

#AC63001504

7009 N. River Road, Fort Wayne, IN 46815

**AUCTION MANAGER:** Jared Sipe  
260-749-0445 | auctions@schraderauction.com

**CORPORATE HEADQUARTERS:**

950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 or 800-451-2709



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RC-549

# REAL ESTATE AUCTION

Fort Wayne, Indiana



2 Bedroom Ranch Home



1 Car Detached Garage



*Great Investment Opportunity!*



**866-340-0445**

**Monday, October 15 • 6:00pm**

# REAL ESTATE AUCTION

Fort Wayne,  
Indiana

## Great Investment Opportunity!

**Monday, October 15 • 6pm**

**LOCATED:** 1822 Flaugh Rd. Fort Wayne, IN 46818

**DIRECTIONS:** Take Bass Rd. West of Hillegas Rd. (over 169) to Flaugh Rd., turn North to auction site.

**AUCTIONEER'S NOTE:** There is a new public sewer project in place for this property. Please call Schrader of Fort Wayne for more detailed information and estimated cost regarding the project.

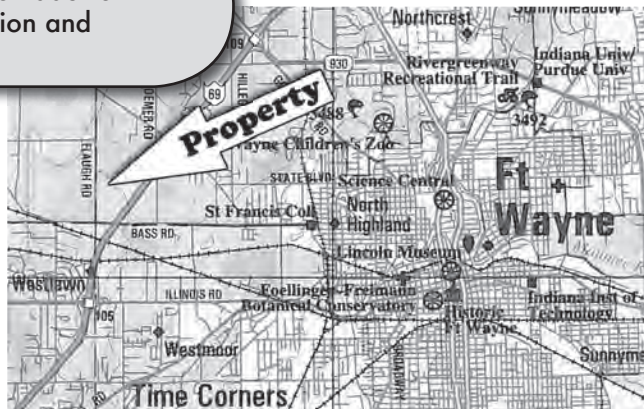
### PROPERTY DESCRIPTION:

- \* Ranch Home on a slab
- \* 788 finished Sq. Ft.
- \* 2 bedrooms
- \* 1 full bathroom (remodeled)
- \* Family room and eat-in kitchen
- \* Hardwood floors
- \* Some newer replacement windows
- \* Newer roof (tear-off) 2004
- \* GFA heat (propane)
- \* Central Air
- \* 1 car detached garage
- \* Vinyl siding
- \* .42 acre lot
- \* Well and septic system with newer well pressure tank 2009
- \* Fort Wayne Community School District
- \* Great location, close to Jefferson Pointe
- \* Current annual real estate taxes \$217.70

Call Jared to schedule  
an inspection.  
260-750-1553

**Seller:** Scott Smith & Christine Moyer-Smith

**Auction Manager:** Jared Sipe • 260-750-1553 | 866-340-0445



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**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne

SchraderFortWayne.com