

REAL ESTATE AUCTION TERMS AND 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 Insurance. The cost of the 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 repre-

sentatives 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.

PERSONAL PROPERTY TERMS AND CONDITIONS
 Cash, Check, Mastercard, Visa. 3% convenience fee on credit card purchases. Not responsible for accidents.

SCHRADER
 REAL ESTATE AND AUCTION
 of Fort Wayne, LLC
 7009 N. River Road
 Fort Wayne, IN 46815
749-0445 • 866-340-0445

AUCTION MANAGER: Jerry Ehle
 #AC63001504 #AU19300123



NOVEMBER 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	



Hoagland, Indiana

Follow us on:

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

SchraderFortWayne.com
EhleAuctions.com



AUCTION

REAL ESTATE & PERSONAL PROPERTY
Hoagland, Indiana

MODERN COUNTRY 3 BEDROOM, 2.5 BATH RANCH ON 1.3 ACRES!
 Mercury Grand Marquis • Chevy Pickup • Quality Furniture
 Housewares • John Deere Mowers • Tools • Lawn & Garden

TUESDAY, NOVEMBER 27
 Personal Property at 4PM • Real Estate at 6PM

SCHRADER
 REAL ESTATE & AUCTION
 of Fort Wayne

AUCTION

TUESDAY, NOVEMBER 27

8405 HOAGLAND ROAD, HOAGLAND, INDIANA
 (Located just 1 mile west of Hoagland or 1 mile east of U.S. 27)

REAL ESTATE at 6:00 PM:

A very spacious modern ranch home! The home is situated on 1.3 acres and is hooked up to city sewer!! This home boasts space in all aspects; large yard, kitchen, living room, bedrooms, and lots of storage!!

HOME FEATURES:

- Gorgeous oak kitchen cabinets
- Huge family room with beautiful brick fireplace
- Formal dining area
- Master suite with bath
- Spacious laundry/utility room
- 2 Car attached garage with bump out for additional storage
- Additional detached garage
- Covered front porch
- Asphalt drive
- Gas hot water heater

OPEN HOUSE TO PREVIEW REAL ESTATE:
SUNDAY, OCTOBER 28, 2-4PM
or Call Office for private showing!

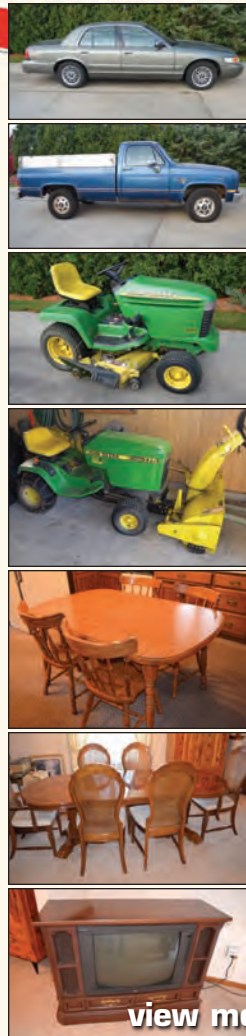
- Gas FA w/ central air
 - City sewer and 5" well
- HERITAGE SCHOOL DISTRICT
 Annual Taxes: \$1151 w/ Exemptions
- SELLER:**
FRED WIETFELDT

AUCTIONEER:
 JERRY EHLE



260-749-0445 • 866-340-0445
www.schraderfortwayne.com • www.ehleauctions.com

PERSONAL PROPERTY at 4:00 PM:



AUTOS: 1999 Mercury Grand Marquis GS, loaded, good tires, ONLY 87,210 mi. • 1981 Chevy Scottsdale 20 pickup, 350 eng., good tires, good runner, PS, ONLY 51,173 mi.

LAWN & GARDEN, SHOP TOOLS: John Deere 345 lawn tractor, 18HP hydrostatic 48" cut, 1088 hrs. • John Deere 175 lawn tractor, w/ 38" cut & 38" front snowblower • Pull behind spreader • Snapper 20" lawn mower • Misc. step ladders • 32-145 HD batter charger • Heavy duty metal ramps • Dial-o-Matic 2HP air compressor • 8 Gal. shop vac • Yates American table saw • Misc. power tools, saw, drills, • Power Kraft dual bench grinder • Craftsman cordless drill w/ light & batteries • Socket set • Miter box • Wilton bench vise • Old fishing rods • Werner 4' step ladder • Galvanized tubs • Bushel baskets • Metal storage cabinet • Hardware bin • Misc. lumber • Garden hose on reel

APPLIANCES & FURNITURE: Kelvinator refrigerator • Newer Maytag dryer • Maytag washer • Signature upright freezer • Old Kelvinator garage refrigerator - working • Old Kelvinator chest freezer - working • Litton microwave • Microwave stand • Fuller HEPA vacuum • Dinette table & 4 chairs • Formal

dining table & 6 chairs • Matching kitchen cabinet & pantry cabinet • Zenith TV console • Pair matching lamp tables w/ matching floor lamp • Flowered sofa • Marble inlay lamp table • Upholstered rocker • Recliner • Cedar chest • Pr. wing back chairs • Computer desk • 4 Pc. modern oak bedroom suit • 4 Pc. vintage bedroom suit • 3 Pc. bedroom suit • Wood TV trays • Holmes humidifier • Stereo system cabinet • Sony turntable • Sony dual cassette player • Sony 5 disc CD player • Speakers • Several LP records • Misc. wall décor & pictures • Emdeko portable sewing machine • Misc. elect. heaters • Portable TVs • Eden Pure G7 heater • Radios • Folding chairs • Exercise bike • Large canner • Metal wardrobe • Sunbeam scale

GLASSWARE & COLLECTIBLES: Antique glass oil lamp • Set of 8 Candlewick wine glasses • Place setting of 8 Grace fine china (Rhapsody pattern) • Misc. fine glassware & candies • Misc. divided dishes • Misc. Christmas balls & décor • Games

GUNS: Marlin 12 gauge pump shotgun • Iver Johnson bolt action 22 rifle • Smith & Wesson Model 32 revolver, 6 shot • High Standard 22 revolver, 9 shot



view more photos online: www.schraderfortwayne.com, www.ehleauctions.com