

## REAL ESTATE AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered at oral auction.

**DOWN PAYMENT:** \$5000 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 prorated 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](mailto:auctions@schraderauction.com)

DECEMBER 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				

085580 AC63001504, AU19300123



**866.340.0445**  
SchraderFortWayne.com

# FORT WAYNE, INDIANA Real Estate & Personal Property AUCTION

FORT WAYNE, INDIANA

## Real Estate & Personal Property AUCTION



*Autumn Ridge 2 Bedroom, 2 Bath Villa*



Quality Furniture • Glassware • Collectibles  
Home Decor • Kitchenware • Appliances  
Gun • Electronics • Household

2612 WINDRIDGE CT., AUTUMN RIDGE



**TUESDAY, DECEMBER 4**  
*Personal Property at 4 PM • Real Estate at 6 PM*



FORT WAYNE, INDIANA

# Real Estate & Personal Property AUCTION



*Autumn Ridge 2 Bedroom, 2 Bath Villa*  
2612 WINDRIDGE CT., AUTUMN RIDGE

**TUESDAY, DECEMBER 4**

*Personal Property at 4 PM • Real Estate at 6 PM*

(Located in the Villas, just east of the Clubhouse)

*IMMACULATE 2 Bedroom, 2 Bath Villa! This home features quality craftsmanship and décor throughout!*

### HOME FEATURES:

- Nearly 2,000 square foot of living space!
- Wonderful Kitchen with Abundance of Cupboards plus Eating Area!
- Spacious Living Room with additional Dining Area!
- Beautiful Master Bedroom Suite with Master Bath, Jet Tub, and lots of closets!
- Enclosed Sunroom off of kitchen!
- Tasteful Den off of large Foyer!
- Large Private Brick Patio!
- 2 Car Garage with Hot & Cold Water!
- Partial Basement for Storage and Utilities!

**Call Office for Private Showing**

Annual Taxes: \$4046

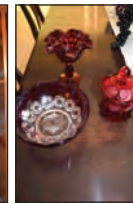
Quarterly Maintenance Fee: \$450

Annual Association Fee: \$295

SELLER: David Hobrock

AUCTIONEER: Jerry Ehle

260.749.0445 • 866.340.0445 [SchraderFortWayne.com](http://SchraderFortWayne.com)



### Personal Property: To sell at 4 pm

**Firearm:** Winchester model 9422 XTR 22 lever action rifle

### Modern & Antique Furniture:

Spool leg wood plant stand • Pedestal plant stand • 6' wood bench • Kneehole desk with glass top • Oak office chair with leather seat • Grabill entertainment cabinet • Antique drop-leaf table • Pair of floral swivel rockers • Antique ornate single drawer stand • Antique ornate mirror with American Eagle portrait • Antique gold frame beveled glass mirror • 2 oval gold frame mirrors • Berkey & Gay blanket chest • Barrel back chair • 2 CR Laine upholstered arm chairs • Drop-leaf shell front end table • Glass top inlay end table • Wing back upholstered arm chair & ottoman • Marble top coffee table • Carolina Collection by CR Laine sofa • Antique round spool leg dining table • 2 antique parlor chairs • Oval Ethan Allen dining table with 6 chairs (2 captain's chairs) • Antique step back cupboard • Blonde square dining table with 4 upholstered chairs • 2 wicker chest, stand & mirror • Wicker end table • 3 bar stools • Round glass top patio table with 4 wicker chairs • Wicker sofa & chair • American Drew dresser with mirror • Upholstered chair with scroll wood arms • Brass glass top end table • 2 shelf bookcase • Replogle 12" Platinum Classic Series world globe & wood stand • Antique Feigning bench • Iron Patio set with umbrella

### Glassware, Antiques, Collectibles & Home Décor:

1909 Antique ornate slag glass lamp – very heavy (Tiffany Style) • Large copper kettle • 4x6 area rug • Throw pillows • Paris lady prints • Decorative vase • Western Germany teapot • metal airplane décor piece • Duck decoy • Fisherman figurines • Fenton ruffled bowl • Brass table lamp • Brass floor lamp • Metal floral lamp • 2 antique Oliver Kemp fisherman prints • Antique kitchen clock • Brass vase & owl • 2 frame water scene photographs • Brass bird bookends • Crackle glass vase • Blenko bottle • Red art glass bottle • Remington reproduction horse & warrior sculpture • Brass magazine rack • Glass candle holders • English cup & saucer • Hand painted plates • Williamsburg Portugal bird vase • 2 Mattahedeh Portugal bird plates • Wedgewood framed cameo plaque

• Floral pictures & prints & other pictures • Antique copper pot • Crackle glass lamp • 7 K gold trim black bird statue & black vase • Artificial plants & greenery • Waterford covered dish • Fenton nut dish & bell • Ruby shot & wine glass • Red coin covered dish • 2 ruby pedestal covered dishes • Alabaster horse bookends • Glass iridescent shade lamp • Victorian style figurine • Reproduction boy & girl sculpture • Crystal stemware • Glass bowls • Silverplate pieces • Sterling weighted candle holders & nut dish • Glass bottles • Anniversary clock • Barometer • Model ship • Robinson park Riverfront photograph in antique frame • B-52 Bomber Matted Print "Reunion"

### Kitchenware, Appliances, Electronics & Household Items:

Set of 12 Lenox China Stone "Poppies on Blue, with matching glasses and wines • Everyday dishes, cups 7 glasses • Pots & pans • Stacking mixing bowls • Flatware • Bake ware • Kitchen utensils • Small kitchen appliances • Corning ware • Upright freezer • Miscellaneous modern & vintage books • Hoover steam vac • Simplicity sweeper • Hand tools • Yard tools • metal shelving units • Sony DVD/VHS player • HP pavilion DV4 special edition laptop • HP printer • Linens & Towels • Several CD's • Fire King safe

