

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 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.

PERSONAL PROPERTY TERMS AND CONDITIONS

Cash, Check, Mastercard, Visa. 3% convenience fee on credit card purchases. Not responsible for accidents.



7009 N. River Road
Fort Wayne, IN 46815
749-0045 • 866-340-0445

AUCTION MGR:
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	

RC-582

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

Real Estate & Personal Property
3 Bedroom Home on Full Basement



Jeep • Furniture • Appliances • Household Power & Hand Tools • Lawn & Garden



Aboite Township



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AUCTION Aboite Township



866-340-0445

THURSDAY • NOVEMBER 29
 Personal Property: 4:00pm • Real Estate: 6:30pm

THURSDAY • NOVEMBER 29

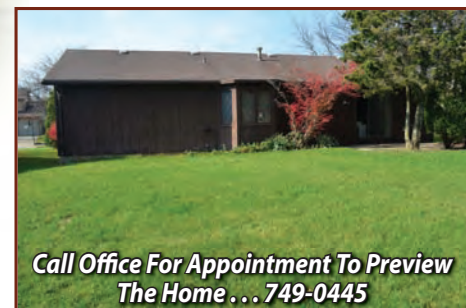
Real Estate & Personal Property AUCTION

Aboite Township

4405 BRIDGETOWN RUN, FORT WAYNE (Located in Northshores, Section 1, Just off of Aboite Center Road)

Real Estate at 6:30pm

3 Bedroom Home on Full Basement



Home Features:

Living Room features fireplace with sunken area in front of fireplace.

Traditional kitchen, 3 bedrooms, 1 1/2 baths.

Home has full basement with shower and sauna and bar.

Home has gas forced air and central air.

Home is being sold "As-Is" and will need a makeover!

Annual Taxes: \$1055 w/exemptions
SW Allen School District

Owner: James Chaney
Tim Chaney, POA

Call Office For Appointment To Preview
The Home... 749-0445

AUCTIONEER:
JERRY EHLE



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

Personal Property at 4:00pm

View more photos online

1998 JEEP CHEROKEE LIMITED, Automatic Transmission, All Power, Leather, Loaded, 138,000 miles, 4 Door, Rear Hatch, Good Tires!

POWER TOOLS, HAND TOOLS, LAWN & GARDEN

Echo PB 210E Gas Blower • Echo Model 600 Gas Powered Weed Whip • Toro CCR Powerlite 3hp Snow blower • Black & Decker 12" Grass Hog Electric Weed Whip • Shop Vac 1.5hp, 1 Gal., Hang Up Shop Vac • Craftsman 5hp, 4 Gallon Shop Vac • Black & Decker 14" Electric Hedge Trimmers • Rakes • Hoes • Shovels • Pruners • Misc. Garden Hoses • Saws • Snow Shovels • Tarps • Funnels • Buckets • 1.5 Gallon Sprayer • Craftsman Wet Dry Vac • Deluxe Dual Height Workmate Work Bench • Makita Cordless Drill • Black & Decker 7.2 Versa Pak Cordless Drill With Attachments & Lights, New • Black & Decker #7580 Variable Speed Jig Saw • Black & Decker U-100 Corded 1/4" Electric Drill • Black & Decker #7158 Variable Speed 3/8" Corded Electric Drill • Black & Decker 3/8" Corded Electric Drill • 2 Retractable Reel Extension Cords • Drop Light • 8 Outlet Power Strip • Misc. Extension Cords • Wooden Saw Horses • Step Stool Tool Box • Flight Style Tool Box With Tools • Large Contico Tool Box With Tools • Kennedy Metal Tool Box • Kennedy 5 Drawer Metal Benchtop Cabinet With Fasteners Inside • Misc. Tool Boxes • Gatemouth Tool Bag, New • Zag Load & Roll Tool Box • Custom Leathercraft Tool Box • Socket Sets • Wrenches • Hammers • Vice Grips • Tape Measures • Super Shark Vacuum • Steam Buddy



• Hoover Steam Vac Jr. • Coleman Model 17-MSP Multi-Purpose Submersible Pump, 1/6hp, 1225 gph • Attwood Water Buster Cordless Water Pump • Metal Shelving, New In Box • Misc. Brackets • 6' Aluminum Step Ladder

AUTOMOTIVE, GOLF CLUBS, OUTDOOR, EXERCISE EQUIP

Jumper Cables • "The Club" Steering Wheel Lock • Trailer Hitch With Ball • Drive In Theater Speaker Box • Misc. Auto Fluids • Misc. Auto Waxes & Detail Products • Framed Race Car Prints • Wilson Golf Club Set with Playmate Model 1100 Golf Caddy • Wilson Staff Golf Club Set with Bag & Covers • Datrek Golf Ball Caddy, Full of Balls! • Numerous Boxes of Golf Balls • Large Igloo Cooler • Small Igloo Cooler • Rubbermaid Cooler • Thermos • Flash Lights • Umbrellas • Large Black Gear Bag with Wheels • U.S. Flags • Pre-Cor 6.4 Rowing Machine • Pro-Form J6 Electric Treadmill • Supremo Humidor

GENERAL HOUSEHOLD, APPLIANCES, OFFICE

Maytag LA181 Clothes Washer • Maytag LDE180 Electric Clothes Dryer • Stainless Steel Kitchen Trash Can • Frigidaire Mini Fridge • Mini Keg Refrigerator • 3 Light Tree Floor Lamp • Ship Porthole Style Clock • 6 Piece White Wine Glass Set, New In Box • 6 Piece Red Wine Glass Set, New In Box • Box Fan • Wood 4-Drawer File Cabinet • Office Desk • Wood Office Desk Organizer • Wooden Book Shelves

TELEVISIONS, VIDEO, PHOTOGRAPHY EQUIPMENT, AND MISC. ELECTRONICS

Sony Trinitron Model KV-36FV15 TV (CRT) • Sony KDL-26M4000 Flatscreen TV • Sima Video Edit 2 Mini Editor, Video Enhancer, & Sound Mixer • Radio Shack TV & VCR • Phillips VHS Player • Beseler Model 23C Series II Photo Enlarger • Brownie Fiesta Camera in Original Box •

Olympus D620L Digital Camera • Old IBM Cordless Phone & Charging Station • Shack Portable Scanner • Sony SPP-SS965 Cordless Phone & Base • Micronta Battery Tester •

STEREO & AUDIO EQUIPMENT

DBX 3BX 3 Band Dynamic Range Expander • Sony TCM-20DV Cassette-Corder • Akai GXC-570D Stereo Cassette Deck • Magnavox 563 AM-FM Cassette Radio Recorder • Radio Shack 43-160 Wireless Phone Jack System • Pair of Sony SRS-57 Mini Speakers • Mayfair 5 Transistor Tape Recorder, In Original Box • Mayfair Model 313 All Transistor Tape Recorder • Magnavox 1K0886 8 Track Tape Player • Magnavox 4 Track Stereo Tape Recorder • Magnavox Model L-TR102M Portable Reel to Reel Player

CHICAGO BEARS MEMORABILIA

Lots of Dick Butkus Memorabilia, Football cards, Multiple Framed Butkus Autographed Photos, Football Magazine Featuring Dick Butkus • 1980's Bears Football Cards • NFL Football in Display Case • Mini Bobbleheads • Bears Mini Helmet in Box • Bears Super Bowl XX Mug • (4) Fisher Peanuts Bears Mugs • Old Vintage Bears Pennant • 1985 Bears World Champs Pennant • Bears Super Bowl XX Team Photo Pennant • Bears Super Bowl XX NFC Champ Pennant Authentic Chicago Bears Football Bike Helmet • Bears Mini Football (4) Large Framed Photos of Mid 1980's Bears, Nice • Chicago Bears Stained Glass Window • Wheaties Bears Cereal Box

