

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.

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

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

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, if 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

SCHRADER REAL ESTATE & AUCTION
7009 N. River Road
Fort Wayne, IN 46815
Sale Managers: Jared Sipe, 260-750-1553
Dave Ostermeyer, 260-385-8270
#AC63001504, #AU11300009, #AU10700099
email: auctions@schraderauction.com

MARCH 2013

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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						

SchraderFortWayne.com
www.schraderauction.com
800-461-2709 • 260-244-7606
P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725

real estate & AUCTION personal property

Nice Ranch Home w/
Commercial Potential
in Desirable
Northwest Location
Furniture & Housewares
Kitchen & Electronics
Tools, Lawn & Garden
Garage
Items



1534 Freehold Drive, Fort Wayne, IN
WEDNESDAY, MARCH 27 • 5PM



real estate & personal property AUCTION

WEDNESDAY, MARCH 27

Personal Property sells at 5PM • Real Estate sells at 6PM

LOCATION: 1534 Freehold Drive, Fort Wayne, Indiana 46825

DIRECTIONS: North on Lima Road to Freehold Drive (first street north of Wallen Road) turn east, second property on left.

AUCTIONEERS NOTE: This property sits on a large level lot, is in very good condition, and is surrounded by commercial property. There are numerous commercial and investment possibilities for this fine piece of real estate.

Nice Ranch Home with Commercial Potential in Desirable Northwest Location

- | | | |
|----------------------------------|-------------------------------|--|
| • 3 Bedrooms | • Well water | • Good carpeting |
| • 1 Full bath with tub/shower | • Water softener | • Clothes washer & dryer and refrigerator to sell with real estate |
| • 984 Sq. Ft. on slab foundation | • 1 car attached garage | • Limestone & vinyl exterior |
| • Large .63 acre lot | • Closets in all bedrooms | • Fort Wayne Community School District |
| • GFA heat | • Pull down attic | |
| • Central Air | • Matching 10x12 utility shed | |
| • City Sewer | • Good roof | |



Sale Managers:

Jared Sipe 260-750-1553

Dave Ostermeyer 260-385-8270



260-749-0445 • 866-340-0445

www.schraderfortwayne.com

OWNER: Elizabeth Mason Gaurdianship; John Stafford, Guardian

Personal Property

FURNITURE, HOUSEWARES

- 3-piece mid-century retro bedroom set
- mid-century retro couch
- mid-century retro arm chair
- nice 4-drawer dresser
- lamps
- nice cedar chest
- mid-century padded chair
- dual drop leaf kitchen table with 4 chairs
- queen bed
- 3-drawer dresser
- wooden office desk
- metal office desk
- 2-drawer metal file cabinet
- metal folding chairs

- many miscellaneous figurines
- framed paintings and pictures
- two antique trunks

KITCHEN

- large Whirlpool chest freezer
- dishes and glasses
- pots and pans
- toaster
- microwave
- coffee maker
- Presto salad shooter

ELECTRONICS

- RCA 12" TV
- Panasonic TV
- Pencrest stereo receiver
- Zenith solid state stereo & record player

TOOLS, LAWN & GARDEN, GARAGE ITEMS

- John Deere self-propelled lawn mower
- metal storage cabinet
- wooden 5ft step ladder
- Presto electric heater
- Coleman cooler
- shovels
- metal workbench
- miscellaneous hand tools
- miscellaneous garden tools

