

Terms on Personal Property:
All items sold As-Is. Where's, Cash, Check, MasterCard, Visa with a 3% convenience fee added to any charge purchases. There will be a 3% Buyer's Premium added to all purchases.

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 Personal Representative's 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 approx-

imate. 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
749-0445 • 866-340-0445

AUCTION MANAGER: Jerry Ehle
#AC63001504 #AU19300123

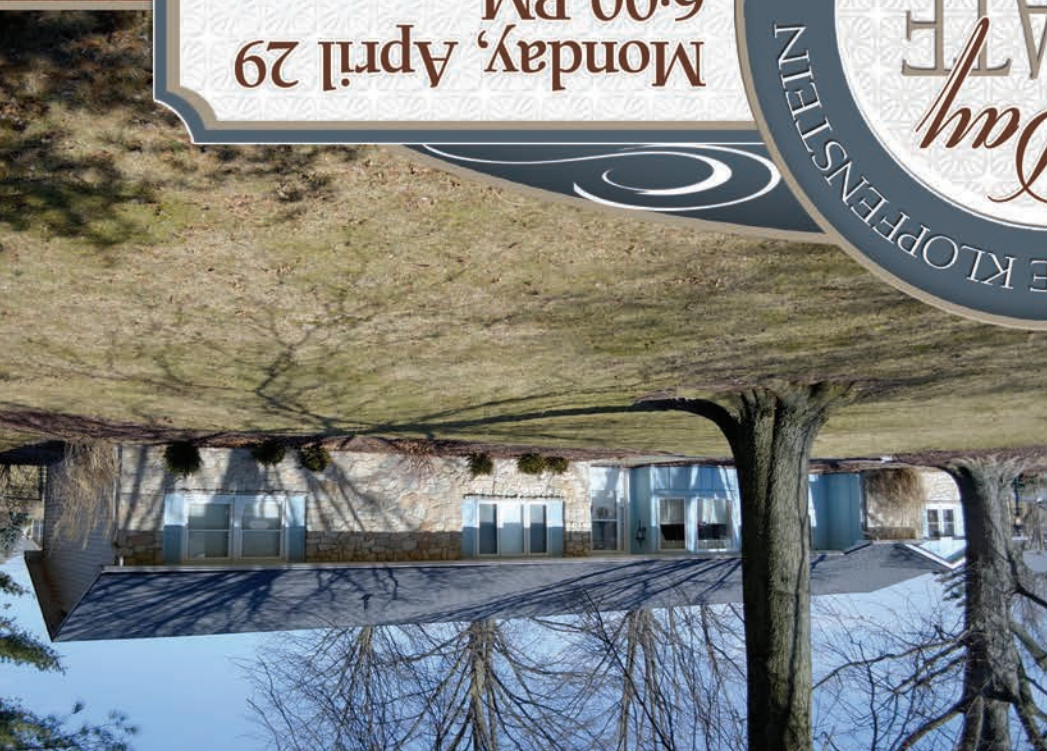
APRIL 2013						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				



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Follow us on:



REAL ESTATE
Harlan, Ind.
2,128 Square Foot,
3 Bedroom
2.5 Bath
Ranch Home



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

PERSONAL PROPERTY
Antiques • Glassware
Coins • Collectibles
Furniture
Jewelry & Toys
Lawn & Garden

2-Day
ESTATE AUCTION
MARY CATHERINE KLOPFENSTEIN

Monday, April 29
6:00 PM
held on site: 16347 SR 37, Harlan, IN

Saturday, April 27
9:00 AM
at the Fudergong Building, Grabill, IN



2-Day
ESTATE AUCTION
MARY CATHERINE KLOPFENSTEIN

Antiques
Glassware
Coins, Jewelry
Collectibles
Furniture, Toys
Lawn/Garden

2,128 Square Ft.
3 BR, 2.5 BA
Ranch Home
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