

## Real Estate Terms & Conditions

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

**DOWN PAYMENT: \$2500** down payment (each property) or \$5,000 down if both properties are purchased by the same buyer. Down payment to be made 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. The property is selling subject to the sellers acceptance or rejection of the highest bid.

**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 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.**



#AC63001504

### JUNE 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						

**AUCTION MANAGER:** Jared Sipe  
260-750-1553 | 866-340-0445

**CORPORATE HEADQUARTERS:**  
950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 or 800-451-2709

**866-340-0445**  
**SchraderForWayne.com**

RC-664

# Real Estate and Personal Property AUCTION

Fort Wayne, IN

Personal Property at 4 pm • Real Estate at 6pm

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Fort Wayne, IN

## Real Estate and Personal Property AUCTION



**Tuesday, June 11**

Personal Property at 4 pm • Real Estate at 6pm

*Great Investment Opportunity*

**2 Homes Side by Side**  
with a total of 1.7 acres

- 2001 Ford Windstar Sport
- 1995 Ford Econoline
- Antiques • Furniture
- Tools • Appliances



# Real Estate and Personal Property **AUCTION** Great Investment Opportunity

**Tuesday, June 11 • Personal Property begins at 4pm • Real Estate begins at 6pm**

*2 Homes Side By Side with a total of 1.7 Acres!*

**Address:** 1244 & 1304 Inwood Dr. Fort Wayne, IN 46815

**Directions:** Take Lake Ave. East of Coliseum Blvd. to Inwood Dr. and turn South to auction site.



**1244 Inwood Dr.**

- One story home
- 2,523 Sq. Ft.
- 3 bedrooms
- 2.5 bathrooms
- 2 kitchens
- Large family room, living room & dining room
- Master bedroom with walk-in closet & full bathroom
- Some hardwood floors
- 2 GFA furnaces
- Attached 14x22 storage room
- 16x23 1-car detached garage
- 2 gas meters & 2 electric meters
- Full basement (under original house)
- Vinyl siding
- Asphalt driveway
- Large .85 acre lot (130x286)
- Great location
- Annual taxes: \$581.56



**1304 Inwood Dr.**

- One Story home
- 1,190 Sq. Ft.
- 3 bedrooms
- 1 full bathroom
- Kitchen & family room
- GFA furnace
- 20x25 1-car detached garage with a 30x25 leanto
- Full basement
- Vinyl siding
- Asphalt driveway
- Large .85 acre lot (130x286)
- Great location
- Annual taxes: \$1,406.00 (no homestead credit on file)

Call for private showing on the real estate.

**AUCTIONEER'S NOTE:** The 1244 Inwood Dr. home at one time was a duplex, zoned R2. The home was switched backed to a single family residence and is currently zoned R1. The home could potentially be switched back to R2 zoning by applying for a variance through the Allen County Planning Commission. Schrader Real Estate & Auction of Fort Wayne LLC. does not guarantee that the property could get a variance or be switched back to R2 zoning. All potential buyers must rely on their own due diligence regarding this matter.

**Seller:** Walter M. Butler Estate • John Butler, Personal Representative  
**Auction Manager:** Jared Sipe 260-750-1553

**SCHRADER** REAL ESTATE & AUCTION of Fort Wayne **SchraderFortWayne.com**  
**866-340-0445**



**Personal Property**

**VEHICLES:** 2001 Ford Windstar minivan with 132,000 miles; 1995 Ford Econoline 150 van with 148,000 miles

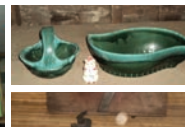
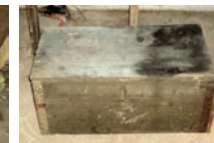


**ANTIQUES, FURNITURE, HOUSEHOLD & APPLIANCES:**

Antique kitchen cupboard; Antique ornate cast iron stand w/ marble top; Antique wood chair w/ rabbit ears; Antique wood organizer w/ file drawers; Antique 2 door wood cabinets; Antique wood file shelf w/ slant front base; Antique horn/speaker for a Victrola; Antique wood frame mirror; Large antique glass bottle collection; (2) antique wood tool chest; Antique radio; (5) Ball Eclipse wide mouth canning jars; Kerr wide mouth canning jar; Samco Genuine Mason jar; (2) Atlas Mason jars; Antique Cory glass filter rod in original box; Antique brass blow torch; Vintage Silvertone record player; Antique radiant lantern; Bavarian HP bowl; Hull pottery basket & planter; Colbalt blue creamer; Glass juicer; Alarm clocks; American Rifleman magazines; Meat grinders & saw cutter; Dressers; End tables; Coffee table; Full size bed; Twin bed; Futon; Nightstand; Table lamps; Hall trees; Bar stools; Table & 2 chairs; Office desk & chair; File cabinets; Amana refrigerator; Chest freezer; Frigidaire washer; Roper washer; (2) Kenmore dryers; Window air conditioners; Panasonic, Samsung & RCA TV's; EdenPure infrared space heater



**TOOLS & OUTDOOR:** (2) older air compressors; Older bench drill press; Drillmaster battery drill & flashlight; Black & Decker battery drill; Rockwell electric drill; Central Pneumatic sand blaster; Chicago heat gun; Benchtop palm sander; Black & Decker sander; Sears 10/2 battery charger; Sprayit paint sprayer; Heavy duty Craftsman vise; 4000 lb. cable puller; Jig saw; Miscellaneous small hand tools & hardware; Wood table & workbenches; Wood step ladder; 2 wheel cart; Saw horses; Car ramps; Sears lantern; 2 drawer metal cabinet; Yard tools; Ryobi weed eater; 12x18 Menards metal frame car port



**INSPECTION:** Personal property inspection will be the day of auction from 9am - 4pm.

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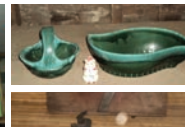
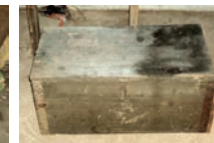
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