

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1500 down payment to be made on the day of auction, immediately following the 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 seller's 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'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 shall be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of a new survey, if necessary, shall be split 50/50 between the 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.**



Mary Helen Spice Estate Real Estate & Personal Property AUCTION



7009 N. River Road, Fort Wayne, IN 46815

Auctioneer: Jerry Ehle

phone: 260-749-0445 • 866-340-0445

email: auctions@schraderauction.com

AUGUST 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	31



866-340-0445

SchraderFortWayne.com

Mary Helen Spice Estate Real Estate & Personal Property AUCTION

603 Florence Ave., Fort Wayne, IN 46808



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

SchraderFortWayne.com
866-340-0445



THURSDAY, AUGUST 15
Personal Property 3PM • Real Estate 6PM

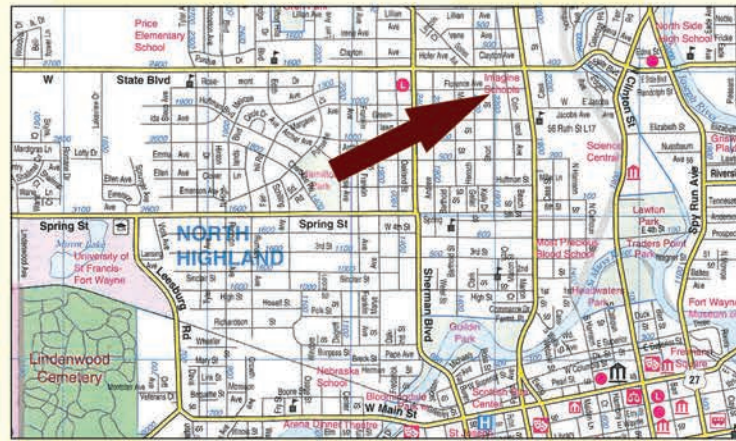
Mary Helen Spice Estate
Real Estate & Personal Property
AUCTION
THURSDAY, AUGUST 15

LOCATION: 603 Florence Ave. Fort Wayne, IN 46808. **Directions:** Take State Blvd. 3 blocks West of Wells St. to Short St., turn South and go 1 block to auction site (Home is on the Southwest corner of Florence and Short).

REAL ESTATE - 6:00PM

- 1.5 story home
- 3 bedrooms & 1 full bathroom
- Finished attic space with laminate flooring & skylight (3rd bedroom)
- 1,349 Sq. Ft.
- Full basement (867 Sq. Ft.) w/ washer & dryer hookup
- Hardwood floors & natural woodwork/trim
- Dining room w/ ornate scroll drop ceiling by windows
- Living room w/ hall closet
- Ornate archways
- Enclosed front porch
- Newer Rheem Classic 90+ GFA furnace
- Newer central air unit
- Enclosed front porch
- 2 car detached garage w/ newer overhead door
- Vinyl siding
- Nicely landscaped
- Great central location just North of Downtown Ft. Wayne

REAL ESTATE PREVIEW:
 Sunday, July 28 • 2-4pm
 Call Office for Showing!



PERSONAL PROPERTY - 3:00PM

1990 Oldsmobile Cutlass Ciera • Furniture • Antiques • Collectibles • Electronics • Appliances

VEHICLE: 1990 Oldsmobile Cutlass Ciera; 4 door; air; cloth interior; 85,144 miles

ANTIQUE & MODERN FURNITURE: Antique drop-leaf table w/ claw feet & 4 Lyre back chairs; 5 drawer antique sewing cabinet; Antique wood trunk; Antique gold frame mirror; Benchcraft White sofa; Reclining wing back chair; Upholstered wing back chair; Upholstered wood arm chair; Queen size bed w/ ornate spool head & foot boards; 4 drawer chest of drawers; Square pedestal kitchen table w/ 2 chairs; 2 Windsor style chairs; Corner stand; Queen bed frame

JEWELRY, GLASSWARE & COLLECTIBLES: Sterling Legacy watch; Sterling & 10K gold rings; Costume jewelry; Italian vase; Clay Indiana style vase; Blue Dresden cups & saucers; Meto china tea set; Atlas Mason jars; Cocoa milk bottle; Miscellaneous glassware; 1993 Longaberger basket; Ornate figural dresser mirror; Cast iron floor lamp; Oil on canvas paintings & prints; Horsman doll; Wood shoes

APPLIANCES, ELECTRONICS & HOUSEHOLD:

Frigidaire refrigerator; Kenmore washer; GE dryer; Woods chest freezer; Samsung UN40EH5000F LED HDTV; HP pavilion dv7-3165dx Entertainment Notebook w/ 16:9 LED Widescreen; HP Photosmart C4680 printer; Oster bread maker; Console sewing machine; 2 door medicine cabinet; Material & quilting items; Steam Press SP-660



MORE PHOTOS ONLINE!



OWNER: Mary Helen Spice Estate,
 Bill Spice Personal Representative
AUCTION MANAGERS:
 Jared Sipe & Jerry Ehle
866-340-0445 • 749-0445
www.schraderfortwayne.com