

Kaiser Estate Real Estate & Personal Property

10223 Eby Rd. Fort Wayne, IN

Auction

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$2500 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.



**7009 N. River Road
Fort Wayne, IN 46815
260-749-0445 • 866-340-0445**

AUCTION MANAGERS:

Jared Sipe 260-750-1553
Jerry Ehle 260-749-0445
#AC63001504

OCTOBER 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		

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866.340.0445

SchraderFortWayne.com

2 Dates

Personal Property: Tuesday, October 15 • 3pm
Real Estate : Monday, October 21 • 6pm



Kaiser Estate 10223 Eby Rd. Fort Wayne, IN Real Estate & Personal Property

Auction

Ranch home with full basement, 3 bedrooms, 3 full baths on .77 acres in Leo school District

**1999 Pontiac Montana minivan • Craftsman riding mower
Craftsman zero turn mower • Aluminum fishing boat
Utility trailer • Firearms • Generators • Tools • Furniture
Electronics • Appliances • Children's toys • Household**



- Country Home with 2,696 total finished sq. ft.
- Full finished basement 1,348 sq. ft. • 1,348 above grade sq. ft.
- 3 bedrooms • 3 full bathrooms
- Large eat-in kitchen w/ ample cabinet & counter space
- 2 fireplaces
- 2 car attached heated garage



Kauser Estate 10223 Eby Rd. Fort Wayne, IN Real Estate & Personal Property

Auction 2 Dates

Personal Property: Tuesday, October 15 • 3pm
Real Estate: Monday, October 21 • 6pm

ADDRESS: 10223 Eby Rd. Fort Wayne IN, 46835.

Directions: Take Wheelock Rd. To Eby Rd. and turn east to auction site

REAL ESTATE MONDAY OCTOBER 21 @ 6PM

- Ranch Home
- Full finished basement 1,348 sq. ft.
- 1,348 above grade sq. ft. • 2,696 total finished sq. ft.
- 3 bedrooms • 3 full bathrooms
- Large eat-in kitchen
- Ample cabinet & counter space
- 2 fireplaces
- 2 car attached heated garage
- Covered front porch & rear wood deck
- GFA and CA • 200 amp breaker box
- Aluminum siding w/ brick front
- 18'x21' steel frame shed with rock floor
- Leo school district
- .77 acres • Public sewer available
- Taxes: \$761.92

OPEN HOUSE
for Real Estate:
Sunday October 6
2:00pm - 4:00pm



OWNERS: Glenn A. Kauser Jr. Estate
AUCTION MANAGERS:
Jared Sipe 260-750-1553
Jerry Ehle 260-749-0445



260-749-0445 • 866-340-0445
SchraderFortWayne.com

More Color Photos available online!



PERSONAL PROPERTY: TUES., OCTOBER 15 @ 3PM



VEHICLE, FISHING BOATS & UTILITY TRAILER: 1999 Pontiac Montana minivan, power locks/windows, cruise, air, 200,000+ miles • 12' aluminum fishing boat w/ trailer • Aluminum fishing boat • Mercury 9.8 HP boat motor • Minn Kota trolling motor • 4'x8' utility trailer w/ loading ramp

FIREARMS: High Standard M-101 .22 LR 1497484 blue pistol • Springfield model 1875 .22 LR B168915 slide action rifle • Liberty Japan 903256 flint lock black powder pistol

ELECTRONICS: HP G62-407DX Notebook PC • HP Pavilion Slimline s5000 PC • Hans G & AOC flat screen computer monitors • HP computer monitor • Olympus FE-210 digital camera • Garmin Nuvi 205w GPS

TOOLS, LAWN & GARDEN & OUTDOOR ITEMS: Powermate VX Power Series PM0103008 212cc 3000/3750 generator • Coleman Powermate PM54-4000 generator • Honda 2 wheel EM-3500S double handle generator • Pro-Tech table saw • Campbell Hausfeld 4 HP 13 gallon standard duty air compressor • Pro-Tech 7207 10" compound miter saw • Craftsman ZTS 7500 44" zero turn mower w/ Kohler Courage 20 HP engine • Craftsman LTX1000 42" 18 HP riding mower w/ rear collector • Huskee Premium Series 175 pull type spreader • Honda 4 stroke 5 HP HS521 snow blower • Honda HS35 snow blower • Toro CCR 2000 E 4.5 HP snow blower • Gravely Hahn Snow Giant AH-524 series model 31567 snow blower • Black & Decker circular saw • Spiral Cut SCS rototrip tool • Sears 10/2 amp automatic battery charger • New Craftsman 6.5 amp 17104 reciprocating saw • Craftsman 3/8 HP 2 speed 6" sander/polisher • Craftsman 61052 rotary tool • Black & Decker Professional 7"/9" grinder/polisher • New Wagner heavy duty power painter • Heavy duty pneumatic grinder/polisher • 10 drawer rolling tool chest • Open & box end wrenches • Hammers, screwdrivers & many other small hand tools • Workmate table • Craftsman 32cc gas blower/vac • Weed Eater leaf blower • 2 wheel cart • Yard tools • 2 door metal storage cabinet • Char-Broil Patio Caddie Ip grill • Brinkman Smoke-N-Pit Professional • Charcoal grill • Coleman camp stoves • Many newer Coleman lanterns • Nelson tractor sprinkler • Red Devil spreader • Gas cans • Aluminum extension ladder • Coolers • Set of Callaway Big Bertha irons & 5 Big Bertha War Bird metal woods including 3, 5, 7, 9 & driver • 2 plastic folding tables

CHILDREN'S TOYS: Plastic Radio Flyer child's wagon • Many plastic Little Tikes & Fisher Price toys including Houses, chairs, kitchen appliances, cars, scooters, basketball goal, slides, toy boxes (this is only a brief overview of the large amount of plastic toys) • Vintage metal child's green oven & sink toys • Many stuffed animals

FURNITURE, COLLECTIBLES & HOUSEHOLD ITEMS: Round pedestal dining table w/ chairs & claw/ball feet • Large 2 door cedar wardrobe • Antique 2 piece kitchen cabinet • Antique Koken shoe shine chair • Portable bar • Antique record player • 4'x8' pool table w/ pool balls, cues & rack • Magazine rack • Office chair • Microwave stand • Oak frame swivel mirror • Denver Mattress Co. Monarch Supreme pillow soft plush queen set • Computer desk • Entertainment center • Floor & table lamps • 2 drawer file cabinets • Kitchenware & small kitchen appliances • Antique milk can • Bird cages • Craft decorative bird houses • 3 Syfersts glass pretzel jars w/ lids • Oil lamps

APPLIANCES: White Frigidaire side by side refrigerator w/ water & ice • Maytag heavy duty commercial quality washer • Amana commercial quality dryer • Vintage upright Coca Cola machine

