

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

AUCTIONEER: Jerry Ehle 749.0445

AUCTION MANAGER: Dave Ostermeyer 260.385.8270
#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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REAL ESTATE

AUCTION

Historic Fort Wayne Home

Historic Ft. Wayne Home

REAL ESTATE

AUCTION

WEDNESDAY OCTOBER 30, 5PM

2402 S. Harrison St.
Fort Wayne, IN 46807

- 3 Bedrooms
- 1-1/2 Bath
- 1,924 Square Feet
- Full Basement
- Many Architectural Highlights



REAL ESTATE AUCTION

WEDNESDAY OCTOBER 30, 5PM

AUCTIONEERS NOTE: This is an excellent opportunity to acquire a circa 1900 home in a historical neighborhood. Lots of opportunity and potential.

HOME FEATURES:

- 3 Bedrooms
- 1 Full and 1 half bath
- 1924 Square Feet
- Full Basement
- Hardwood floors
- Large, original baseboards, casings, corner blocks, and trim
- Unique original door and window hardware
- Original fireplace in den
- Built-in shelving
- Screened in back porch
- Newer 90% efficient gas furnace
- Newer hot water heater
- Detached 2 car garage
- Nice fenced in corner lot with mature trees

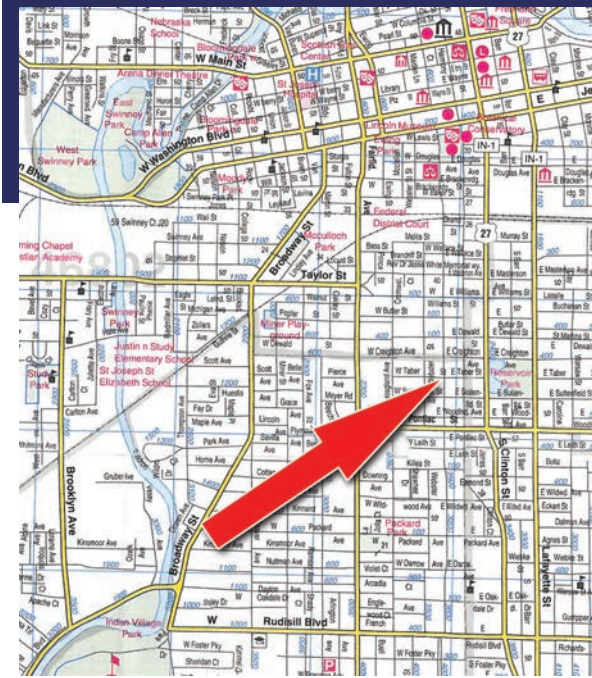
OPEN HOUSE:
 Day of Auction
 Wed., Oct. 30 • 4pm
 Call for Private Showing



OWNER: Marian D. Yaggy,
 Ruth Ann Sprunger, Power of Attorney
AUCTION MANAGER: Dave Ostermeyer 260-385-8270



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Investment Opportunity In the Historic Williams Woodland Neighborhood



AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$1500 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, cashiers 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 final bid is subject to the Sellers acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide an owners 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 Commitment. The seller shall determine any

need for a new survey and shall order survey. 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 persons 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