

REAL ESTATE AUCTION TERMS AND 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, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, if needed, and are 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 Seller's acceptance or rejection.
EVIDENCE OF TITLE: Seller shall provide

an owner's 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. 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
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Auction Manager:

Jerry Ehle



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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					

JUNE 2014

AUCTION

• TUESDAY, JUNE 3 • 6 PM

2910 BELLAIRE DRIVE, SOUTHWEST FORT WAYNE



A Very Charming 2 Bedroom, 2 Bath Ranch on Full Basement!





SOUTHWEST RANCH HOME
AUCTION
 TUESDAY, JUNE 3 • 6 PM

**A very charming
 2 bedroom, 2 bath ranch
 on full basement!**

2910 BELLAIRE DRIVE
(Located just off of Getz Road, behind Speedway station)

HOME FEATURES:

- 1392 Square Foot of Living Area
- Double Lot with mature trees
- Living Room Plus Family Room
- Dining Room / Den with built-in desk and book cases
- 2 Bedrooms and 2 Baths
- Spacious Breezeway with Fireplace - Could be Hearth room!
- 1½ Car attached garage with work bench and wood burner
- Full Basement with finished living area
- Walk up Attic
- New Gas Furnace and Central Air
- City Water - City Sewer plus Well water
- Annual Taxes: Only \$784.80 with exemptions



OPEN HOUSE TO PREVIEW THE HOME:
 Sunday, May 4, 2-4PM
 or call for appointment!



SELLER: Ischelle M. Shockney
AUCTIONEER: JERRY EHLE



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