

**REAL ESTATE 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, 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 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



Immaculate
Ranch Home
Edgerton, IN

AUCTION



7009 N. River Road
Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
AUCTIONEER: Jerry Ehle
866-340-0445 • 749-0445
#AC69001504



Follow us on:



JUNE 2014						
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					

866.340.0445

SchraderFortWayne.com

2-Bedroom
Immaculate
Home

East Allen Co.
Edgerton, IN

AUCTION

Move-In Ready!
All 1 Level!



1836 CENTRE STREET, EDGERTON, IN
9 Miles East of New Haven off Dawkins Rd.
3 Miles South of Woodburn



Galley Kitchen • Spacious Family Room
Large Front Living Room • 2 Large Bedrooms
1-1/2 Bath & Utility Room • Patio
2-Car Attached Garage • Replacement Windows



THURSDAY, JUNE 5 • 6PM

2-Bedroom
Immaculate
Home

East Allen Co.
Edgerton, IN

AUCTION

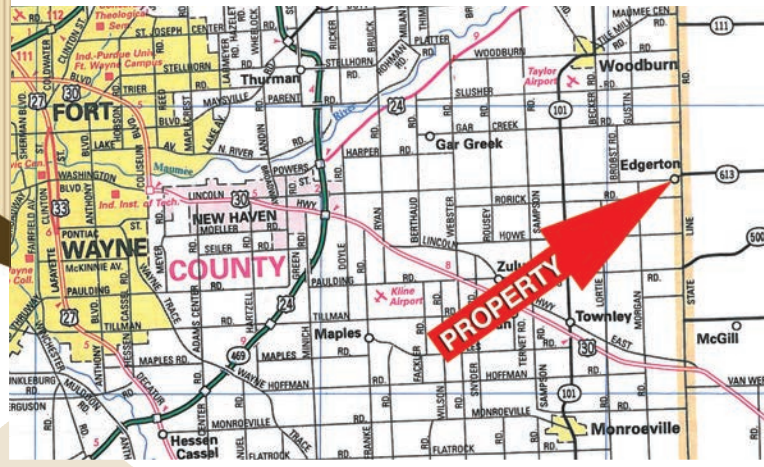
1836 CENTRE STREET, EDGERTON, IN
9 Miles East of New Haven off Dawkins Rd.
3 Miles South of Woodburn

HOME FEATURES:

- Galley Kitchen with 3 Stool Bar, Range & Dishwasher
- Spacious Family Room off of Kitchen
- Large Front Living Room
- 2 Very Large Bedrooms with large closets
- 1 ½ Baths, Plus Utility Room with closet and exterior entrance
- Replacement Windows throughout!
- Patio with Slider door off of Family Room
- Electric Ceiling heat with Central Air Conditioning
- 2 Car Attached Garage with Attic

Annual Taxes: \$693.64 with exemptions

OPEN HOUSE TO PREVIEW:
Sunday, May 11 • 2pm - 4pm
Call Office for Appointment!



SELLER: KATHRYN EAGLESON
AUCTIONEER: JERRY EHLE
260-749-0445 • 866-340-0445

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne
SchraderFortWayne.com

Home is Move-in Ready!
All One Level!

