

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered at oral

**DOWN PAYMENT:** \$2500 down payment on the day of

action 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 pay-

ing 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

action.

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 present-  
 tion 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. 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 verification 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  
 AUCTIONEER: Jerry Ehle  
 866-340-0445 • 749-0445  
 #AC63001504

**JUNE 2014**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	<b>9</b>	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

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SchraderFortWayne.com

**866-340-0445**

Northeast Fort Wayne - Just off SR 1  
 6414 Cliffs Pass, Fort Wayne, IN  
 Riverbend Bluffs Addition

**Real Estate AUCTION**



**MONDAY, JUNE 9 AT 6PM • ON SITE**

- Immaculate 3 Bedroom, 2 Bath Ranch
- 1512 Sq. Ft.
- Master Bedroom Suite
- New Furnace & Central Air
- 2 Car Attached Garage



of Fort Wayne  
 REAL ESTATE & AUCTION



Spacious Eat-In Kitchen



Living Room with Gas Fireplace



# Real Estate AUCTION

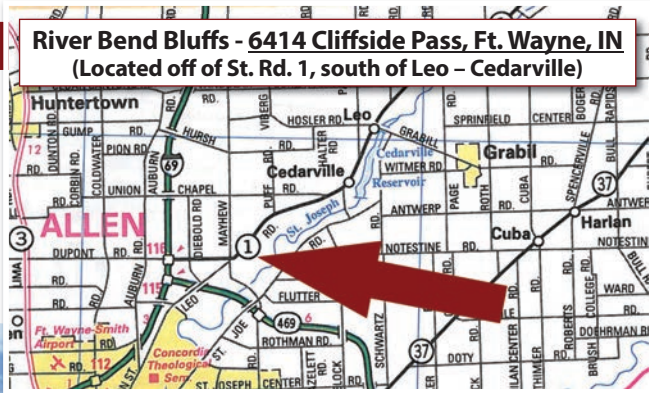
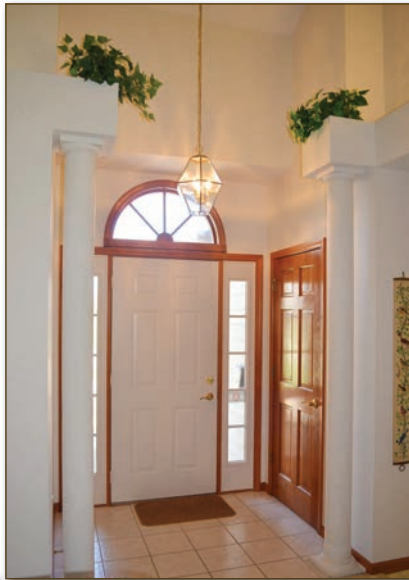
**MONDAY, JUNE 9 • 6PM**

**Immaculate 1,512 Square Foot  
3 Bedroom, 2 Bath Ranch**

### HOME FEATURES:

- 1512 SQUARE FOOT OF LIVING SPACE
- Spacious Eat-in Kitchen with Appliances plus Dining Area
- Living Room / Great Room with Gas Fireplace and Pillars
- Laundry Room plus Pantry
- Beautiful Foyer Entry
- Master Bedroom Suite with Jetted Tub, Shower, Double Vanity
- 2 other large bedrooms
- Large Wrap-Around Deck
- New Furnace and Central Air
- 2 Car Attached Garage
- LEO SCHOOLS

**ANNUAL TAXES: \$328.73 With Exemptions**



**SELLER: DAVI WATKINS  
AUCTIONEER: JERRY EHLE  
260-749-0445 • 866-340-0445**

**SCHRADER**  
REAL ESTATE & AUCTION  
*of Fort Wayne*  
[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)

**OPEN HOUSE PREVIEW:  
SUNDAY, MAY 18 • 2-4PM  
OR CALL FOR APPOINTMENT.**

