

TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1000 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 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 on 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.

AUCTION

Real Estate & Personal Property
1823 Gruber Avenue, Fort Wayne, IN



JULY 2015						
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	

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

7009 N. River Road Fort Wayne, IN 46815

AUCTION MANAGER: MIKE ROY

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SchraderFortWayne.com

Real Estate & Personal Property AUCTION

1823 Gruber Avenue
Fort Wayne, IN



3:00 PM • PERSONAL PROPERTY
6:00 PM • REAL ESTATE



*3 Bedroom,
2 Bath
1600 Sq. Ft. Home
Antiques &
Collectibles
Mowers &
Tools
Furniture
Housewares*



Thursday, July 9

Real Estate & Personal Property AUCTION



Thursday, July 9

3:00 PM • PERSONAL PROPERTY
6:00 PM • REAL ESTATE

PROPERTY LOCATION:

1823 Gruber Ave., Fort Wayne, IN 46809

- 3 Bedroom - 1600 Square Feet Home • 2 Bath
- 24 x 32 Three Car Garage
- Gas Furnace - Central Air
- Open Front and Rear Porches
- Hardwood Floors and Natural Trim Throughout
- Full Basement



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ANTIQUES AND COLLECTIBLES:

Oak desk • Zollner Piston "Owl League" bowling letter jacket • Harris Flote Boat bowling shirt • Perfection Biscuit tin box with original paper labels, *exceptional condition* • fishing tackle: rods, reels and lures • rotary dial phone • large quantity vintage Christmas • 10 gal crock • 6 crock jugs • crockery bowls • many crocks • Daizy one gallon glass churn • Enterprise sausage press • copper boiler • mahogany smoking stand • 78 records • 45 records • cathedral style wood tubed radio • vintage Corona typewriter • many oil lamps • Avalon medallion • bows and arrows • Rogers silver plate in case • metal lawn chair • galvanized wash tubs and buckets • many tins and wood boxes • vintage fiber duck decoy • duck calls • Red Rock cola crate • vintage fringed leather jacket

MOWERS AND TOOLS:

John Deere LX 176 riding mower, 14 HP and 38" deck • Bolens 1225 garden tractor with snowblade • 3 ton floor jack • manual tire changing machine • older air compressor • table saw • hand power tools • many hand tools • lawn and garden tools • vintage floor jack • several weed eaters • 2 FOLDING PORTA BIKES • DEER HUNTING TREE STANDS

FURNITURE AND HOUSEWARES:

Maple dinette set • mahogany dining room drop leaf table and chairs • several living room chairs and recliners • blue sofa • maple end tables • painted white antique table • infrared electric heater • lawn chairs • gas grill • many boxes of household collectibles and decorator items

COINS:

over 150 lots of estate coins • 20 Morgan and Peace dollars • silver Liberty dollars • 75 silver certificates • 50+ proof and mint sets • silver dimes and quarters • 1892 Barber quarter • standing Liberty and Franklin halves • barber dimes • many Buffalo nickles • WWII paper currency and coinage • foreign coins; *see website for catalog*



MANY BOXES YET TO BE OPENED • VINTAGE DECORATORS GALORE • PICKERS DREAM AUCTION!



TERMS: Cash, Check, Credit Card with 4% convenience fee

SELLER: Ralph & Louise Merz Estate
Cindy Richhart, Personal Representative
Gary D. Lebrato, Attorney
SALE MANAGER: Mike Roy
260-749-0445 or 866-340-0445

