

ACTION 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, so be sure you have arranged financing 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 Representatives 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. 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 survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.
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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 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.



7009 N. River Rd.,
 Ft. Wayne, IN 46815
866-340-0445 / 260-749-0445
 #AC63001504, #AU19300123,
AUCTION MANAGER:
 Jerry Ehle

OCTOBER 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

866-340-0445
 www.schraderfortwayne.com

Personal Property & Real Estate AUCTION

Thursday, Oct. 1st • Northeast Fort Wayne



Personal Property: 2:00pm / Real Estate: 6:30pm
 8205 Welsch Drive (Located just off of Maysville Road, next to Golden Years)

- Gorgeous 3 bedroom ranch with 2 1/2 baths on full basement.
- Master bedroom w/ walk in closet, 2 car garage, open kitchen, & a workshop in basement.
- Personal Property includes: Samsung 40" flat screen HD tv, 2013 Frigidaire white refrigerator, and much more!



Thursday, October 1st • Northeast Fort Wayne

Personal Property & Real Estate AUCTION





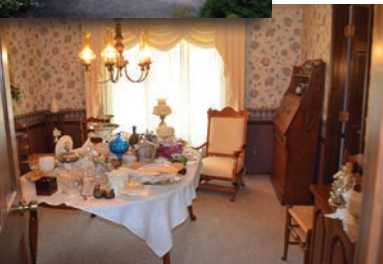
Personal Property & Real Estate

AUCTION

Thursday, October 1st • Northeast Fort Wayne

REAL ESTATE: 6:30PM

A Gorgeous 3 bedroom ranch with 2 ½ baths on a full basement. Home Features: Open kitchen with eat-in area, and loaded with great cabinets and built-ins. Includes stove, dishwasher, & disposal • Spacious Living Room with large picture window to the back • Master Bedroom with walk-in closet, and ½ bath. • Utility area with full bath & closets • Oversized 2 car garage with storage area • Full basement with finished 43 x 13 recreation area • Workshop in basement • Bryant Gas Forced Air Furnace with Central Air • 8 x 10 Shed in back yard • Spacious ½ acre lot with trees and well landscaped.



PERSONAL PROPERTY: 2:00PM

FURNITURE: 60's blonde American of Martinsville bedroom suite with pair of twin beds • pair of burgundy leather Lazy Boy recliners • Dixie full-Queen bedroom suite • cherry server cabinet • cherry buffet • Mahogany Duncan Phyfe table and chairs • foyer cabinet • formal sofa and living room chairs • vintage nylon sleeper sofa • many end & lamp tables • dinette set with 4 chairs • curio cabinet • French Provincial vanity • kidney shaped kneehole desk • oak chest • 30's buffet • pair of bookcases • pair of plaid living room chairs • platform Eastlake rocker • vintage wicker rocker

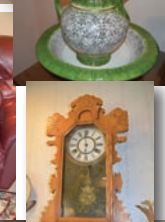
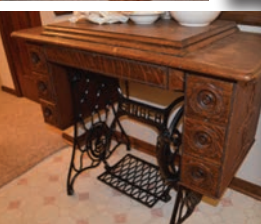
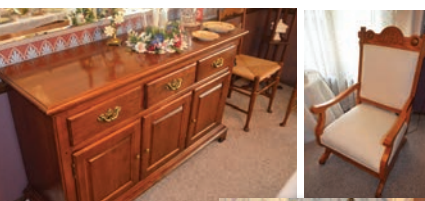
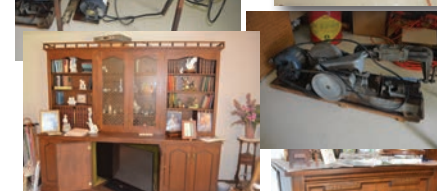
ANTIQUES: drop front Victorian secretary desk • organ stool with ball feet • double & single wall bracket oil lamp • Singer treadle sewing machine • wood floor radio cabinet • kitchen shelf clock • French wood case clock • Stromberg Carlson oak wall phone • coffee mill • 2 industrial gooseneck desk lamps • industrial drafting light • slot car & track • 2 aluminum porch gliders • aluminum chaise lounge • cast iron match holder with wildlife • large glass jug on metal cradle • galvanized wash tub • cast iron caldron • vintage Nadco belt exercise machine • needlepoint back wood armed chair • celluloid front Victorian photo album • many prints and pictures • 9 LLADROS-EXCELLENT CONDITION-SOME ORIGINAL BOXES: #5217 Spring Girl-#1267 Duck Seller-#4584 Girl with Lamb-#1537 Stepping Out-#4538 Angel Praying-#5166 Sea Fever-#1127 Puppy Love-#4876 Boy with book in tree-#5458 '87 Christmas Bell

GLASS & COLLECTIBLES: RS Prussia tray • sterling weighted candlesticks and shakers • collection of Goebel animals and birds • Andrea bird figurines • Lefton bird figurines • cruets • King's Crown ruby top wines • 2 sets of NWT Pyrex vintage clear mixing bowls • dresser set • Silver crest platter • German berry set with square bowls • blue glass compote and other colored glass • stemware • several tables of clean pressed glass, china and porcelain • collector plates • milk glass hobnail epergne • chenille bedspread • many ladies hats, mostly with boxes • Bulova ladies watch • collection of costume jewelry • vintage Christmas ornaments and bottle brush trees • Gene Stratton Porter books • Zane Grey western novels • porcelain pitcher and bowl • large quantity silver plate

APPLIANCES AND HOUSEWARES: Samsung 40" flat screen HD television, 2013 • Frigidaire white refrigerator, 2010 • Maytag washer and electric dryer • counter top dishwasher, used once • console stereo • Lifestyler 2808 treadmill • ping pong table • cookware • small kitchen appliances • flatware • linens • bedding • entire house full of good clean usable items • large quantity decorator items • REGULATION SLATE POOL TABLE IN EXCELLENT CONDITION

TOOLS-OUTDOOR ITEMS: Evinrude 9.5 HP outboard motor with tank • Honda Harmony EN2500 generator • Toro 521 gas snow blower • Toro Wheelhorse 416-8 • Toro blade • small horizontal metal band saw • power hacksaw • (2) radial arm saws • drill press • 3.5HP push mower • Huffy bikes • chain link dog kennel • gas grill • garden tools • live trap • hoses and reels • trash cans • large assortment of garden tools • many hand tools and tool boxes • resin garden angel • concrete garden statue • bench grinder on floor stand • bench vise • several workbenches and many utility cabinets • lawn furniture • patio table and chairs

*Preview the Real Estate:
Sept. 13: 2-4pm or call
office for private showing*



Seller: Herbert & Meriam Wray Estate
Auction Manager: Jerry Ehle

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC

Call or Visit our Website for
brochure & more pictures!

866-340-0445
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