

## REAL ESTATE AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered at oral auction. Bid increments shall be determined by the auctioneer. There will be open bidding during the auction as determined by the auctioneer.

**DOWN PAYMENT:** \$2,000 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. Seller reserves the right to reject any and all bids.

**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 on or before December 3, 2015. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.

**POSSESSION:** Possession day of closing, immediately following the closing.

**REAL ESTATE TAXES:** Real Estate Taxes shall be pro-rated to the day of closing.

**LOT SIZE:** Lot size, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**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 the survey. The cost for a new survey, if necessary, shall be shared 50:50 between the buyer and the 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 a "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 conducting 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.**



# GREAT INVESTMENT OPPORTUNITY

3328 Webster Street, Fort Wayne, IN



7009 N. River Road

Fort Wayne, IN 46815

260-749-0445 • 866-340-0445

Auctioneer:

Jared Sipe

#AC63001504

#AU19300123

#AU10700099



NOVEMBER 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		19	20	21	
22	23	24	25	26	27	28	
29	30						

Follow us on:



866-340-0445

[www.EhleAuctions.com](http://www.EhleAuctions.com)

[www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)

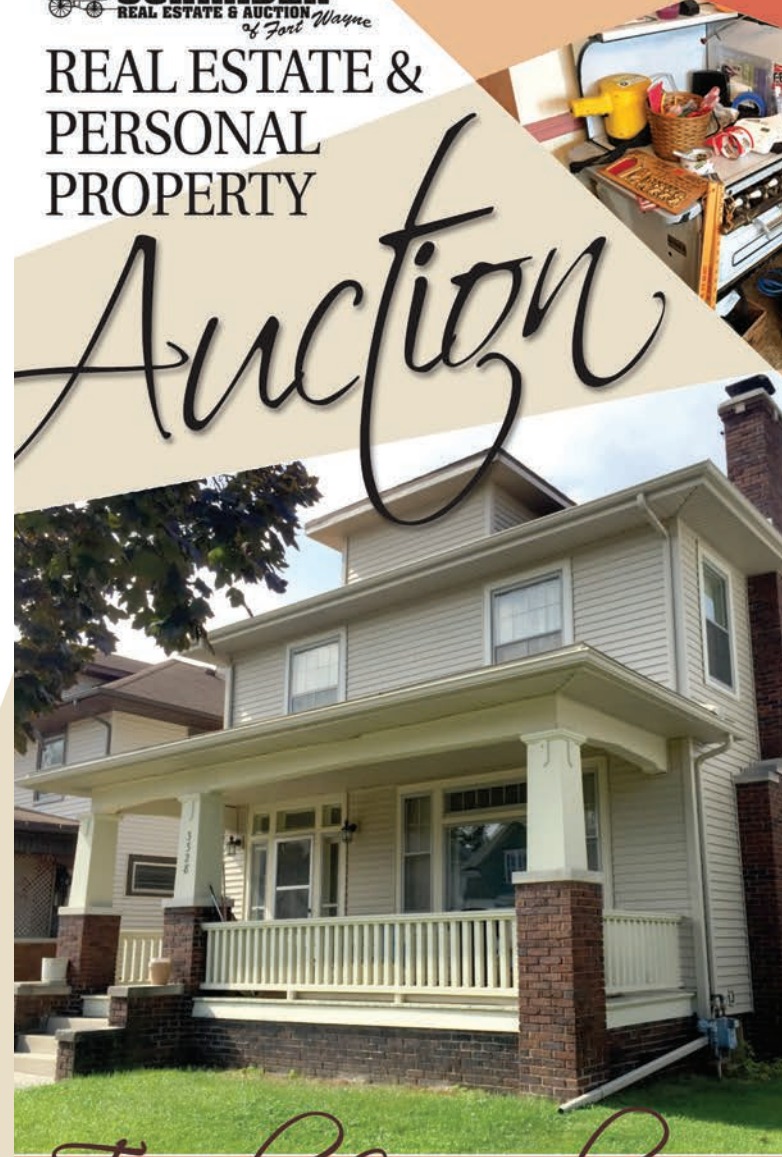
# GREAT INVESTMENT OPPORTUNITY!

3328 Webster Street  
Fort Wayne, IN



## REAL ESTATE & PERSONAL PROPERTY

# Auction



Tuesday, November 3  
Personal Property 4:30 pm • Real Estate 6 pm

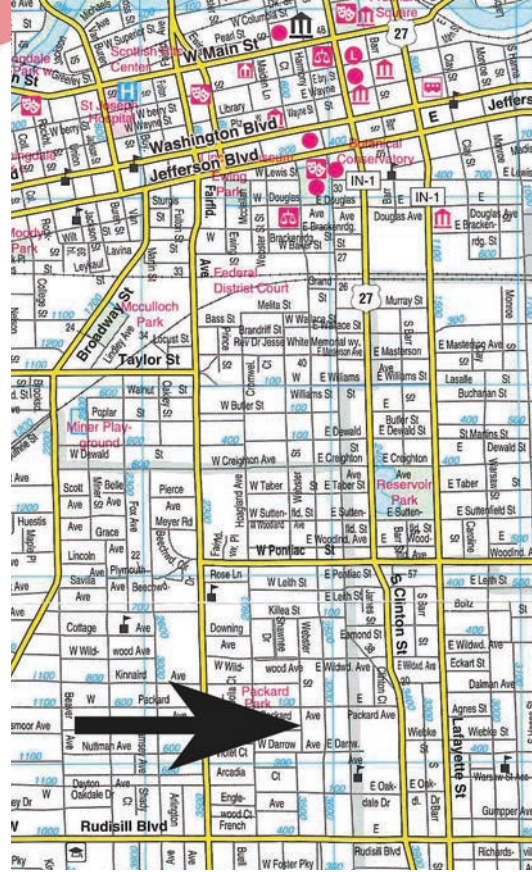
GREAT INVESTMENT OPPORTUNITY!

# Auction

**TUESDAY,  
NOVEMBER 3**

**3328 Webster St., Fort Wayne, IN 46807**

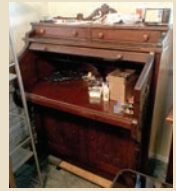
**Directions:** The property lies on Webster St. just south of Packard Ave., east of Fairfield Ave., and west of Calhoun St.



## PERSONAL PROPERTY @ 4:30 PM

### Furniture, Household, Tools, & Outdoor:

- Floral loveseat
- Tan recliner
- Office desk & chair
- Dry sink
- Antique pump organ converted to roll top desk
- Antique twin beds
- Entertainment center
- End tables & coffee table
- Worx Jaw Saw
- Craftsman 20v cordless drill w/ battery & attachments
- Porter Cable bench grinder
- MTD snow blower
- Craftsman 5.5 HP shop vacuum
- Craftsman 18" 52cc gas chainsaw in case
- Craftsman 5 HP Eager 1 chipper vacuum
- (2) Craftsman leaf blowers
- 2 gallon air compressor
- 2 wheel moving cart
- Davy Crockett lunch box
- Cooper Tire ashtray
- 10 gallon crock
- Antique New Process gas stove
- Antique P & W vacuum cleaner
- Antique milk can
- Floor lamp
- Metal utility cart
- Christmas décor
- Sharp Carousel microwave
- I-Fit treadmill
- Sylvania television
- Toshiba DVD & VCR combo



## REAL ESTATE @ 6:00 PM

1,714 Square Foot, 2 Story Home:

- 7 rooms including family room with stone fireplace & formal dining room
- 3 bedrooms
- 1 full bathroom
- Original natural woodwork & doors
- 934 Sq. Ft. full basement
- Newer 90+ gas forced air furnace & central air
- Newer vinyl siding
- Large covered front porch
- Rear composite deck
- 36 x 140 lot
- Annual taxes: \$280.60



**Owner:** Michael Weber Estate,  
Kathy Weber Personal Representative

**Auction Manager:**  
Jared Sipe 260-750-1553



**260.749.0445 • 866.340.0445 • www.SchraderFortWayne.com**