

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at public oral auction.

DOWN PAYMENT: EACH PROPERTY - \$10,000 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 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 closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's

option and sufficient for providing title insurance.

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

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.



7009 N. River Road
Fort Wayne, IN 46815

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18311 HURSH TOWN RD. - 2 Story Home
on full basement set on 4.22 Acres



18401 HURSH TOWN RD. - Ranch Style Home
on full finished basement set on 3.67 Acres

Two Adjacent Northeast Allen Country Custom Built Homes • Leo Schools

JUNE 2017						
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	



18311 HURSH TOWN ROAD
2 Story Home on full basement
set on 4.22 Acres



18401 HURSH TOWN ROAD
Ranch Style Home on full finished
basement set on 3.67 Acres

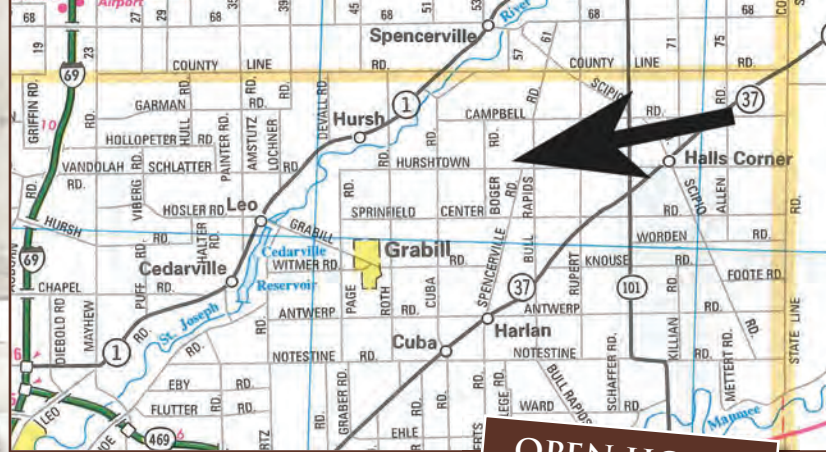
Two Adjacent Northeast Allen Country Custom Built Homes

REAL ESTATE AUCTION

Monday, June 26 • 6:00 pm HELD ON SITE



Two Adjacent Northeast Allen Country Custom Built Homes

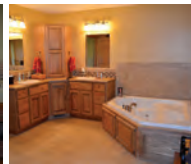


REAL ESTATE AUCTION

Monday, June 26 • 6:00pm • AUCTION HELD ON SITE!

OPEN HOUSE DATES

to Preview the Homes:
**Tuesday, May 30, 5-8pm
& Sunday, June 4, 2-4pm**
or call office for private
showing ... 749-0445



18311 HURSH TOWN ROAD

Set upon 4.22 acres and built in 2002, this large 4 BR, 3½ BA 2-story has over 3000 sq. ft. of living space. This home was built by Vern Steury. There is also a full basement of over 2000 sq. ft. and a 3 car garage. The home has a very open spacious floor plan. The large kitchen w/ center island features ceramic flooring and tons of oak Grabill cabinetry. There is an eat-in area with a patio door out to the large deck off of the back of the kitchen. The tiered Trek deck wraps around the back of the home and goes out to the above ground pool. Off of the kitchen is a utility room + pantry area and ½ bath. The huge Great Room boasts tall ceilings, a beautiful gas fireplace and wood flooring. The master bedroom is huge with double tray ceiling, wiring for additional lighting and a very large master bath, plus a very spacious walk-in closet. The bath has double vanity,



walk-in shower plus jetted tub. There is a handicap accessible bathroom on the main level plus one bedroom. Upstairs has a very large landing suitable for an office or study area with closets. There are two bedrooms and a full bath. The huge basement is unfinished, however there is plumbing done for bath and lift station. There is daylight windows with one room window for ingress / egress. There are also drywall and finish materials in the basement.

18401 HURSH TOWN ROAD

Set upon 3.67 acres and surrounded by farm fields, this is a cream puff ranch w/ full finished basement!! Built in 2001 by Vern Steury, it has 3 BRs w/ 3 full BAs and a spacious 3 car garage w/ attic access. There are 2 gas log fireplaces, one in the family room on main level and one in the rec room in the lower level. The kitchen features beautiful granite counter tops w/ stone backsplash and gorgeous oak cabinetry. The family room has a beautiful fireplace w/ pass through to the kitchen and also the dining room. It has tall cathedral ceiling and an open stairway to the basement. There is an enclosed sunroom off of the kitchen which goes out to a deck w/ Trek Deck. There is a dining room w/ window seat and pass through to the family room. The master bedroom has a double tray ceiling and master bath w/ jetted tub and double vanity and walk-in closet.



The huge finished basement has family room w/ a gas log fireplace, daylight windows and additional storage room. There is a full bath and also plumbing for a kitchen in the basement. The entire home is blessed w/ lots of closets. The home is heated w/ Gas Forced Air furnace and has Central Air. There is a 200 amp electric service.

SELLERS:

**Warren & Sally Pomeroy,
Scott & Lori Gross**

AUCTIONEER'S NOTE: Both homes were built with quality craftsmanship! There is lots of space around these homes for garden, pasture area or additional pole buildings. Don't miss this opportunity to bid on one or both of these homes. Awesome opportunity for "in-laws" to live nearby. East Allen, Leo School District and wonderful country living at its best!!

AUCTIONEER: JERRY EHLE



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