

## TERMS AND CONDITIONS

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

**DOWN PAYMENT:** \$3,000 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. The closing shall take place on or before May 24, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession given the 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 an "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 Rd.,  
Ft. Wayne, IN 46815

AUCTION MANAGER:  
Jared Sipe - Cell: 260-750-1553

866-340-0445 / 260-749-0445

#AC63001504, #AU10700099

APRIL 2019

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				



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Real Estate & Personal Property

# AUCTION

Thursday, April 11th @ 3:30 pm



Real Estate &  
Personal Property

# AUCTION

Real Estate  
Sells at 6pm

Thursday, April 11th  
@ 3:30 pm

AUCTION & PROPERTY LOCATION:  
20331 PASADA DR., MONROEVILLE, IN 46773

- Well-kept home located in Villanova Estates Subdivision
- 1 story home
- Built 1997
- 1,211 square feet
- Concrete slab foundation
- 3 bedrooms
- 2 full bathrooms
- 2 car attached garage



866-340-0445

www.schraderfortwayne.com





# AUCTION

Thursday, April 11th @ 3:30 pm (Real Estate Sells at 6pm)



## AUCTION & PROPERTY LOCATION:

20331 PASADA DR.,  
MONROEVILLE, IN 46773

**Directions:** Take Monroeville Rd. (W. South St.) to S. Washington St. and turn South to Pasada Dr. and turn West to auction site



## REAL ESTATE DETAILS:

- Well-kept home located in Villanova Estates Subdivision
- 1 story home
- Built 1997
- 1,211 square feet
- Concrete slab foundation
- 3 bedrooms
- 2 full bathrooms
- Kitchen: 11x15 w/ ceramic tile flooring, Harlan cabinets, black side by side Frigidaire refrigerator and Frigidaire Gallery electric cooktop range

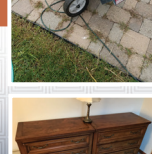
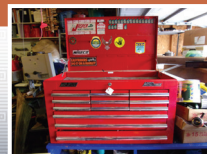
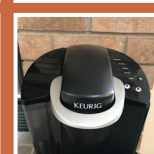
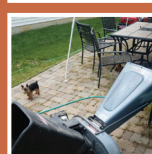
- Family room: 15x17 w/ carpet, vaulted ceiling, and brick fireplace (gas and wood-burning)
- Master bedroom: 12x16 w/ carpet, cathedral ceiling, master bath, and walk-in closet
- Guest bedroom 1: 10x13 w/ carpet
- Guest bedroom 2: 11x11 w/ carpet
- Laundry room: 7x8 w/ ceramic tile flooring
- Gas forced air heat and central air
- 100 amp breaker panel
- Anderson windows
- Brick and vinyl exterior

- Asphalt shingle roof
- 2 car attached garage: 20x20 w/ concrete driveway
- Lot size: 75x130
- Concrete patio: 8x10
- Natural gas, city water and sewer
- East Allen County School District (Heritage)
- 2017 pay 2018 taxes: \$394.44 (Homestead and over 65 exemptions)
- Zoning: RSP-1 Planned Single Family Residential

- PERSONAL PROPERTY:** Includes: 2012 Dodge Caravan Crew • 2011 Club Car custom golf cart • Generator • Power washer • MAC tool box • Tools • Furniture
- **Vehicle:** 2012 Dodge Grand Caravan Crew Flexfuel, power sliding doors, power seats, 3.6 L VVT V-6 engine, 117,701 miles
  - **Golf Cart:** 2011 Club Car 48 volt electric golf cart model PQ Precedent Electric IQ with roof, rear folding seat and step, mirror, custom seats and paint job, front and rear lights

- **Tools and Outdoor Items:** Craftsman 2700 PSI 2.3 GPM 175cc power washer; Rural King 6500 E generator; Craftsman 6.5 HP chipper/shredder; Self-propelled 18", 5 HP rear tine tiller; Mac Tools MB8100 12 drawer tool chest; Hammers; Screwdrivers; Hand saws; Level; Pry bars; Bench vise; Pliers; Cutters; Clamps; Electrical cords; Aluminum step ladder
- **Furniture, Electronics, Appliances, and Household Items:** Microfiber tan sofa, arm chair, and ottoman; 6 piece bedroom suite w/ queen bed; Dresser w/ mirror;

Electric recliner; Kitchen table and chairs; End tables; Bookcases; Full size bed w/ head board; Wood desk; Sofa table; Table lamps; (2) 4 drawer filing cabinets; Sony Bravia 40" LCD HDTV; DVD player; Surround sound speakers; HP Photosmart printer; Kodak Hero printer; GE washing and drying machines (clean, like new); Keurig coffee maker; Kitchenware and small kitchen appliances; Oasis water cooler; Sentry 1175 safe; Wall pictures



Owner: Jerry Sipe Estate, Stephen Sipe Personal Representative, Attorney For The Estate Timothy Babcock

