

# Real Estate & Personal Property Auction

Thursday, February 20: Personal Property @ 4pm & Real Estate @ 6pm | Fort Wayne, IN • Allen County

*Auction Manager:* Jerry Ehle

AC63001504, AU19300123

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Corporate Headquarters:  
950 N Liberty Drive,  
Columbia City, IN 46725

260.749.0445 • 866.340.0445

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

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- 3 Bedroom, 1 Bathroom Ranch
- St. Francis University Area



- Antiques & Collectibles
- Appliances, Furniture, & Housewares



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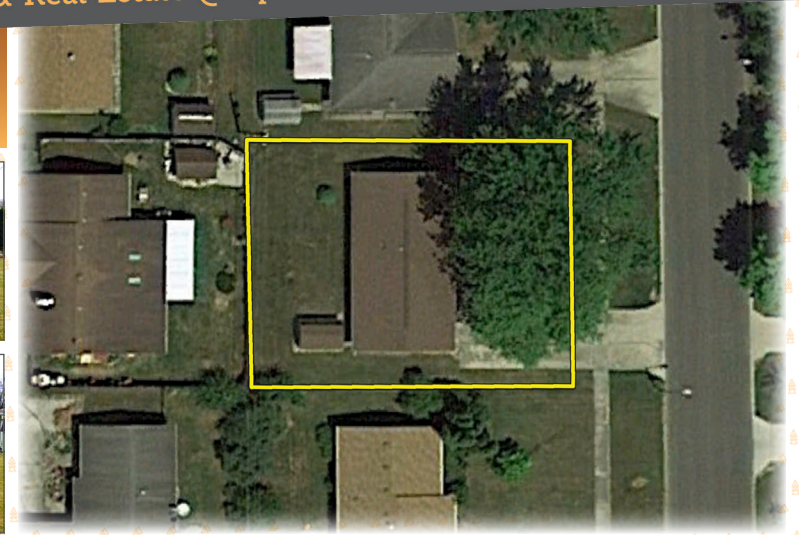
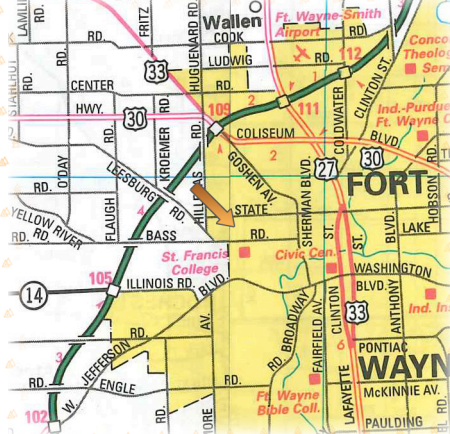
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**Auction & Property Location:** 2117 Lindenwood Avenue, Fort Wayne, Indiana • Located off W. State Blvd.



**Real Estate Details:** A very neat and clean 3 bedroom, 1 bath ranch! Located between W. State and Spring Street, 2 minutes from St. Francis University. The kitchen has eat-in area, electric stove, and dishwasher. There is a large double window out to the backyard. There is also a wall air conditioning unit in kitchen. There is a spacious front living room plus a utility room off of the kitchen. Main bedroom is 14'x11' with double closet. The other 2 bedrooms also have double closets. There is a full bath with shower and tub. There is a large and finished 1 car garage that measures 25' in depth. The backyard is fenced and has a storage barn. The home is heated with ceiling electric heat.



**Open House:** Sunday, January 26 • 2-4pm or call for a private showing.

**Antiques & Collectibles:** • Mahogany glass door bookcase • Collection of police patches & lapel pins • Churubusco & Roanoke patches • Prohibition search warrants • Early FWPD ephemera • 1964 Lagrange County platbook • S & W pistol sketches • Stacking Pyrex bowls • Vintage Pyrex casseroles • Costume jewelry • Cosco step stool • UAW insulated tumblers • EPG water pitcher • Etched stemware • Assorted pink depression glass

**Appliances, Furniture, & Housewares:** • Kenmore white refrigerator • Kenmore washer and electric dryer • Large floor safe • Sofa and living room chairs • Assorted end and lamp tables • Maple hutch • Foyer console cabinet • Kneehole desk and chair • Console sewing machine • Dinette with rolling chairs • 70's full/queen bedroom suite • MCM Bassett full bedroom suite • MCM blonde bedroom cabinet • (2) flat screen televisions • Large metal utility cabinet • Entire kitchen of dishes, small appliances and cookware • Assorted hand tools • Many garden tools • Small snow blower • Angel collection • Large volume decorator items, religious decor items • Bedding • Microwave • 2 drawer file cabinet • Desk lamp



## REAL ESTATE TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered as one complete property. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** \$1,500 down payment on the day of auction w/ 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, & 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 & 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. The targeted closing date will be approx. 30 days after the auction, on or before March 20, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

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

**REAL ESTATE TAXES:** The 2020 Real Estate taxes due in 2021 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

**ACREAGE:** All lot size and, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller & successful

bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The

info 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 & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.**

**PERSONAL PROPERTY TERMS:** Cash or Check w/ proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.