

**REAL ESTATE TERMS & CONDITIONS:**

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

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. 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 prorated to the day of closing. Buyer to pay all taxes thereafter.

**ACREAGE:** The lot size, 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 information 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 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 & 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**

**PERSONAL PROPERTY TERMS & CONDITIONS:** 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.

# New Haven Auction

**Thursday, August 6:** Personal Property at 3pm & Real Estate at 6pm



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	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23/30	24/31	25	26	27	28	29

**Auction Manager:** Jerry Ehle

AC63001504, AU19300123

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

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# New Haven Auction

**Thursday, August 6:** Personal Property at 3pm & Real Estate at 6pm

- 1715 Norland Lane, New Haven, IN
- Located North off Moeller Road Near Green Road
- 3 Bedroom, 1 ½ Bath Home with Family Room & Living Room

- Appliances & Furniture
- Glassware, Kitchenware & Housewares
- Tools, Outdoor, Lawn & Garden

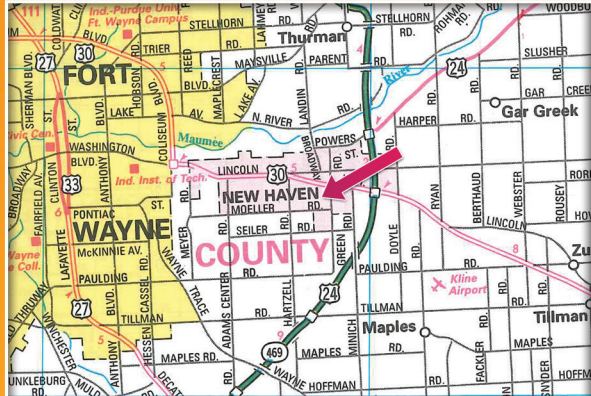


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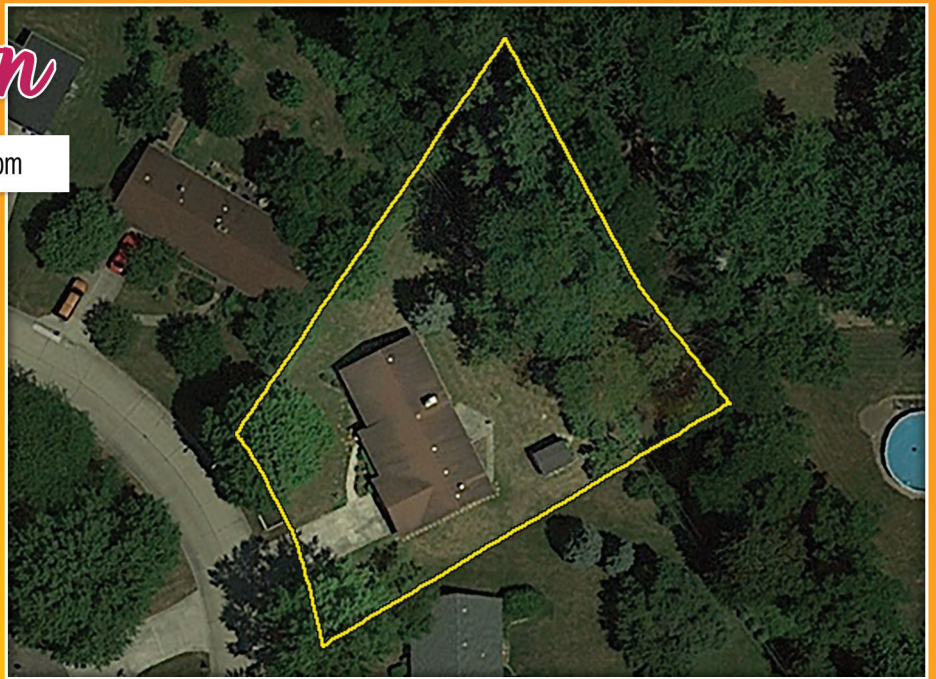


# New Haven Auction

**Thursday, August 6:** Personal Property at 3pm & Real Estate at 6pm



**1715 Norland Lane, New Haven, Indiana 46774**



## Real Estate to Sell at 6:00pm

### Real Estate Features:

- Large Living Room Plus Family Room with Fireplace
- Spacious Kitchen with Eat-In Area
- All 3 Bedrooms are Good Size with Parquet Wood Flooring
- Stove, Dishwasher and Built-In Microwave
- 10' x 12' Storage Barn
- Gas Hot Water Heat with Window Air
- 2 Car Garage
- Private Back Yard with Garden

**Annual Taxes:** \$184.28 with Exemptions

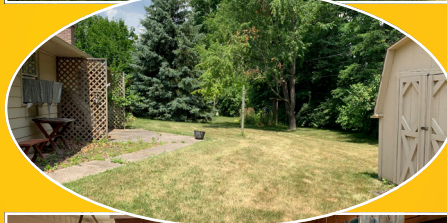
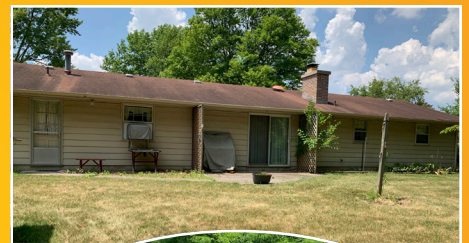
**Open House Dates:** Sunday, July 19 • 2-4pm and Tuesday, July 21 • 5-7pm **Or** call the office to schedule a private showing (260.749.0445)

## Personal Property to Sell at 3:00pm

**Appliances & Furniture:** • Kelvinator Refrigerator • Whirlpool Washer & Dryer • Round Kitchen Table & 4 Chairs • Green Plaid Sofa • Several Rockers • Recliner • Queen Anne Style Sofa w/ 3 Single Upholstered Chairs • Canopy Bed • Wicker Rocker • Full Size Bed • Dresser w/ Mirror • Mahogany Desk • Maple China Hutch • Barwick Grandfather Clock • Large Gold Leaf Wall Mirror • 19" Vizio Flat Screen Tv • Compaq Desktop Computer • Akai Stereo Receiver & Speakers • Westinghouse Microwave • Magnavox Console Stereo • 45 Records • Antique Wall Cabinet • Dehumidifier • Duchess Line Bar & Barstools • Dixie Chest Of Drawers • Computer Desk • Coat Hanger • Shelves • 3 Recliners • Couch • Antique Lamps

**Glassware, Kitchenware & Housewares:** • Antique Bowls • Salt Crocks • Cake Stands • Ruby Glasses • Pyrex Nesting Bowls • Alum & Metal Cookware • 2 Wagner #8 Fry Pans • Crock Bowls • Punch Bowl Set • Compotes • Vases • Candies • Cow Creamers • France Tea Set • Misc. Glassware • Much Christmas Decor • Linens • Baskets • Several Round & Oval Rugs • 4 Drawer File Cabinet • Brownie Movie Camera • Sheffield Stainless Steel Knife Set • Rogers Deluxe Silverware Set w/ Wood Box • Bulova Analog Clock • Antique Glassware • Remington Rand 11 Drawer Tool Cabinet

**Tools, Outdoor, Lawn & Garden:** • Mtd 4 Cycle 21" Elect. Start Snowblower • Weed Eater Gas Blower • Ryan String Trimmer • 16" Hedge Trimmer • Cleveland Bench Vise • Metal Shelving • Craftsman Pedestal Grinder • Alum Extension Ladder • Wheel Barrow • Shovels • Assorted Small Tools & Hardware



**Seller:** Gloria Wall | **Auctioneer:** Jerry Ehle

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