

REAL ESTATE AUCTION 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 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, & 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.**



7009 N. River Road, Fort Wayne, IN 46815

AUCTION MANAGER:
Jerry Ehle, 260-749-0445

AC63001504 • AU19300123

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709



866-340-0445
SchraderFortWayne.com

OCTOBER 2020						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
			7	8	9	10
4	5	6		15	16	17
11	12	13	14	22	23	24
18	19	20	21	29	30	31
25	26	27	28			

NE Fort Wayne, Indiana AUCTION

Immaculate 3 Bedroom Home & Personal Property

Immaculate 3 Bedroom Home & Personal Property



6732 Canby Drive, Fort Wayne, IN

AUCTION

TUESDAY, OCTOBER 6TH



866-340-0445 • SchraderFortWayne.com

Personal Property
@ 4:00pm
3 Bedroom Home
@ 6:00pm



Immaculate 3 Bedroom Home & Personal Property

AUCTION

TUESDAY, OCTOBER 6TH

Personal Property
@ 4:00pm
3 Bedroom Home
@ 6:00pm



PRIDE OF OWNERSHIP!!! This home was built in 1960, and yet today it looks like it's never been lived in!!

**AUCTION LOCATION: BROOKSIDE ESTATES
6732 CANBY DRIVE, FORT WAYNE, IN 46835**

REAL ESTATE: OFFERED AT 6:00PM

HOME FEATURES:

- Gorgeous Kitchen with built-in stainless range/oven and stainless dishwasher and ceramic flooring
- Breakfast bar plus nice dining area and kitchen cabinets are immaculate!!
- Family Room with gas log fireplace off of the kitchen
- Large Sunken Living Room with huge picture window looking out front yard
- Modern 4 Season Room with large windows to the backyard
- Master Bedroom with wonderful walk-in closet and Full Bath

OPEN HOUSE TO PREVIEW THE REAL ESTATE:

Sunday, September 13 • 2-4pm
Tuesday, September 22 • 5-7pm
Or Call Office for Private Showing!
260-749-0445

- 2 Additional Bedrooms and an additional full bath
- Finished Garage with textured and sealed floor plus built in cabinets
- Home has Gas Forced Heat and Central Air
- Private Back Yard with complete 6 foot high solid vinyl fence
- 8 x 10 barn with electricity
- Complete sewer upgrades just completed in neighborhood



PERSONAL PROPERTY AT 4:00PM

FURNITURE, GLASSWARE AND HOUSEHOLD:

Kenmore stainless Refrigerator-Freezer • Colonial Style sofa and chairs • (3) marble top end tables • 2 drwr lamp tables • pr. Matching lamps • (2) Queen Anne style upholstered chairs • Low sofa or coffee table • wood frame upholstered furniture • Large oil painting, "water wheel mill on lake" • small smoking stand • small night stand • Locking 4 drwr file cabinet • metal frame office table • wood storage cabinet with many shelves • card table and 4 chairs • exercise trampoline • Much kitchen ware, bakeware, glassware • bedding & blankets • home décor • pictures & frames • Lazy Susan snack sets • 2 door metal storage cabinet • Single door metal cabinet

COLLECTIBLES: Rosko Toys "Charlie Weaver Bartender, battery powered, still in box with Wolf & Dessauer price tag • Paper back books • Large Christmas Nativity set • Brian Kelly autographed ND football, 2012 undefeated season • Keystone Olympus K 35 Turret 8 M. movie camera with case • Samsung DVD/VHS player • set of Easterling Bavaria Germany china, place setting for 10 • Large red and clear old punch bowl set with large undertray

TOOLS, OUTDOOR & LAWN & GARDEN: Lawn Boy self-propelled recycler or bagger mower with grass and leaf bags • Toro 7.25 self-propelled mulching or bagger mower • Troy-Bilt new in box 2800 Max 190 cc power washer on cart • Lawn Boy elect start 20" snow blower • Large McCulloch "Eager Beaver" gas blower • Troy Bilt 20V Grass Trimmer-Edger combo • Echo gas blower • McCulloch EM 14E electric chain saw, like new • B&D electric hedge trimmer • Tru Test seeder-spreader • Scotts seeder-spreader • Craftsman 2 gal. wet-dry vac, new in box • Worx Cordless weed eater/blower combo, new in box • metal gas cans • good garden hose • assorted small hand tools • assorted small garden tools • shovels, rakes, spade • pruners & saws • 2 bags Scotts sun & shade lawn seed • wood loading ramps • (2) wheel barrows • 16' alum extension ladder • misc. lawn & garden chemicals



SELLER: WELDON NUSBAUM • AUCTION MANAGER: JERRY EHLE

SEE MORE PHOTOS ONLINE!!



**Mr. Nusbaum's personal property
is as clean and immaculate as the home!
Stop by at 4:00 and bid on some fun collectible
items or very useable housewares and furniture!!**



**260-749-0445 • 866-340-0445
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