

**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:** \$10,000 down payment on the day of auction. The down payment may be made in the form of 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before January 30, 2021.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Seller shall pay all of the 2020 Real Estate taxes

due in 2021. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

**SURVEY:** A perimeter survey dated June 11, 2000 by John Sauer shall be provided. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC. 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 expressed 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 conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and 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.**

DECEMBER	SU	M	TU	W	TH	F	SA
			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	31		

**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)

# NORTHEAST ALLEN COUNTY AUCTION

## Saturday, December 19 • 11am

# NORTHEAST ALLEN COUNTY AUCTION

**Saturday,  
December 19  
at 11:00am**

- 4.26± Acres
- 3 Bedroom Cape Cod
- Awesome Country Setting

19221 Scipio Road  
Spencerville, IN 46788

Auction Held On Site with  
COVID Safe Distancing!

260.749.0445 • 866.340.0445 • [www.SchraderFortWayne.com](http://www.SchraderFortWayne.com)





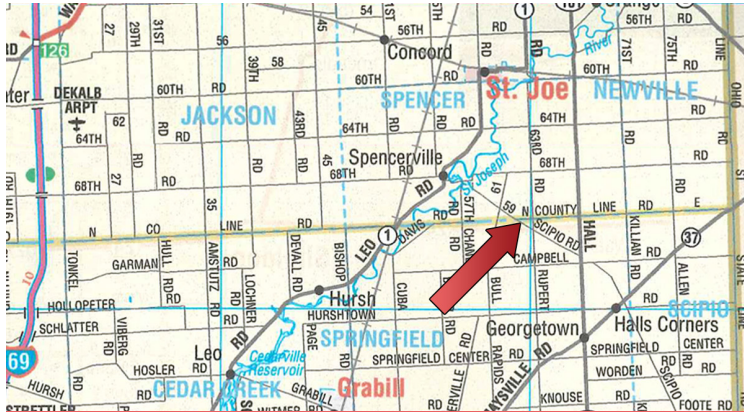
# NORTHEAST ALLEN COUNTY AUCTION

## Saturday, December 19 at 11:00am

**Auction Held On Site with Covid Safe Distancing!**

**OPEN HOUSE  
TO PREVIEW  
REAL ESTATE:**

Sat, Dec. 5 from  
10am-1pm & Mon,  
Dec. 7 • 4-6pm



**AUCTION & PROPERTY LOCATION:** 19221 Scipio Rd,  
Spencerville, IN 46788

### HOME FEATURES:

- Home is a 2000 sq. ft. cape cod on full basement
- Kitchen w/ plenty of Grabill Custom Cabinets w/ flat top range, microwave & dishwasher
- Large formal dining room w/ 2 large windows & center light
- Large great room w/ brick, woodburning fireplace, mantle, & bookshelves
- Master on main level w/ full bath & walk-in closet
- 2 large bedrooms upstairs w/ walk-in closets
- Large 26x26 garage w/ second story
- 40' open front porch
- New roof & gutters in 2019
- Newer LP forced air w/ heat pump & central air
- Newer LP on demand water heater
- 1000 gal. propane tank
- 3 phase converter in garage



- **3 Bedroom Cape Cod**
- **Awesome Country Setting**
- **4.26± Acres**

**The Following Will be Selling Online at  
Future Date - Watch Our Website for  
Dates & Complete Information:**

- 2014 Ford Power Stroke Diesel, double cab, 4 WD, 127k mi.
- Western Snow Plow System 2014
- JD 30 HP 72" cut zero turn commercial mower
- 60 KW military generator
- Commercial woodworking equipment
- Complete line of tools & equipment
- Furniture, housewares, & collectibles



**SELLERS:** Dennis & Dena England  
**AUCTION MANAGER:** Jerry Ehle

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**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne