

**PROCEEDURE:** The property will be offered for sale in an open bidding process. The auction will be held on the day of the auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. **OUR BIDDING IS NOT CONDITIONAL** (NO FINANCING), so be sure you have arranged financing, if needed, and are capable of paying cash at closing. All successful bidders will be required to enter into Purchase Agreements at the auction immediately following the close of the auction. All final bid prices are subject to the Seller's 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 a Personal Representation.

# SCHRADER REAL ESTATE & AUCTION of Fort Wayne

709 N. River Road, Fort Wayne, IN 46815

**AUCTION MANAGER:** Jerry Ehle, 260-749-0445

CORPORATE HEADQUARTERS: 950 N. Liberty Dr., Columbia City, IN 46225

800-451-2709

866-340-0445

SchraderFortWayne.com



Get our iOS App | Follow us on: YouTube | Facebook | Twitter

SEPTEMBER 2021							OCTOBER 2021						
SUN	MON	TUE	WED	THU	FRI	SAT	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					
							31						

# AUCTIONS FORT WAYNE, IN • ALLEN COUNTY

**TIMED ONLINE ONLY Personal Property**

**LIVE ONSITE Real Estate**

**ACREAGE:** All property acreages, units, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller due diligence concerning the property, inspections, investigations, inquiries, and information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions will be placed on the Auction Company. Conducting the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agent 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. **OF THE SALE TAKE PRECEDENCE OVER ANY ANNOUNCEMENTS MADE THE DAY BEFORE THE AUCTION.** PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

**POSSESSION:** Possession is at day of closing. **REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date of closing. 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. Inspections 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 for sale. **AGENCY:** Schradler Real Estate & Auction sufficient for providing title insurance. **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 Agency, errors, or omissions is assumed by the exclusive agents of the Seller.

**TIMED ONLINE ONLY Personal Property**

**Bids Close: Sunday, September 26 • 6pm**



**LIVE ONSITE Real Estate**

**Thursday, October 7 • 6pm**

# AUCTIONS



**ALLEN COUNTY**  
8726 U S Hwy 27 S., FORT WAYNE  
Located just south of Southtown Center, off of Maples Road

SCHRADER REAL ESTATE & AUCTION  
666-340-0445 • SchradlerFortWayne.com

# TIMED ONLINE ONLY Personal Property

Bids Close: Sunday, September 26 • 6pm

## LIVE ONSITE Real Estate

Thursday, October 7 • 6pm

# AUCTIONS

8726 U S Hwy 27 S., FORT WAYNE, IN • ALLEN COUNTY

(Located just south of Southtown Center, off of Maples Road



27

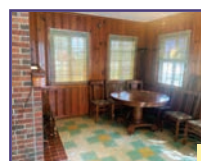
Maples Road

### REAL ESTATE: Thursday, October 7 • 6pm

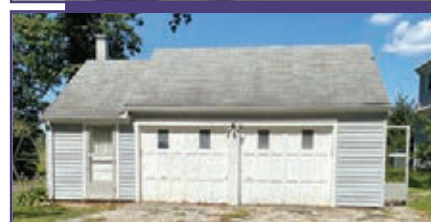
- A charming 4 Bedroom, 2 Full Bath Cape Cod on 1.38± acres
- Retro Tile flooring in Kitchen and Rec Room
- Replacement windows
- Foyer with closet
- Large Family Room with built in bookcases
- Rec Room with Wood burning Fireplace and plenty of windows
- Kitchen with plenty of Cabinets, Gas Range, Eat In area
- Hardwood floors under carpet
- 2 BR down and 2 BR up plus a loft with cedar lined cabinets and exterior door to the outside
- Full unfinished basement with plenty of storage area

**OPEN HOUSE TO PREVIEW THE REAL ESTATE:**  
Sunday, October 3 • 2-4pm  
Or Call To Set Up A Private Showing!  
260-749-0445

- Vinyl Siding
- 3 Detached garages all with concrete floors all have overhead doors
- Shed that is a drive through
- Fruit Trees



\*5' x 8' Wood Shed to be Moved



SEE MORE PHOTOS ONLINE!!

### TIMED ONLINE ONLY - PERSONAL PROPERTY: Bids Close: Sunday, September 26 • 6pm

**FURNITURE & HOUSEHOLD • ANTIQUES • COLLECTIBLES**  
**• OUTDOOR AND SHOP TOOLS • LUMBER**

Go to [www.SchraderFortWayne.com](http://www.SchraderFortWayne.com) To Register to Bid and to See List of All Items with Photos

**LAWN & GARDEN/TOOLS:** • John Deere D110 riding mower w/bagger • John Deere LA 115 riding mower w/bagger • Like new leaf vacuum • Several push mowers • Vintage Bolens walking lawn tractor with attachments • Several ladders • Craftsman drill press • Various hand tools, wrenches and sockets • Large quantity garage supplies & hardware • Large quantity dimensional lumber and plywood • Scrap piles • Router and table • Small table saw and joiner

**ANTIQUES & COLLECTIBLES:** • 24" X 36" enamel Pratt & Lambert sign • Oak pedestal table with 6 mission chairs • Retro chrome and formica dinette • Several wood dressers • Tonka cow hauler truck, nice condition • Several crocks and crock jugs • Boonton bowls • Hoosier cabinet top only • (2) Peace dollars • Murray pedal tractor with dump trailer • Push plow • Awesome double wash tubs • Several wood crates • Galvanized tubs • PRR railroad lanterns • Early wood sled • Primitive cupboards • Hull & McCoy pottery • FW Horstman oil can • Phelps Dodge wood crate • Old Fort Supply vintage nail aprons • Sinclair and other oil cans • Sausage stuffer and other primitives • Metal scooter • (2) vintage globes • Enamel top table • Vintage toys • Large parlor wood stove • Leather baseball mitts • Large volume costume and gold jewelry • Newer sterling jewelry

**APPLIANCES & HOUSEWARES & TOOLS:** • (2) white refrigerators • 42" vintage stove • Speed Queen washer and dryer • Large set wicker furniture • Sofa and loveseat • Bedroom suites • Many dressers, tables and stands • Retro daybed • Large quantity decorator items • Many books • Bookcases

We are still unpacking some boxes from the attics that are from the 50's. This is a very large auction! Come to preview and place your bids. Uncovering quality items every day!



**PERSONAL PROPERTY PREVIEW:**  
Friday, Sept. 24 • 4-6pm



260-749-0445 • 866-340-0445

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