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: $5,000 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 personal representative's 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: Seller to pay the fall payment for the 2020 payable 2021 taxes. The 2021 Real Estate taxes due in 2022 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.
ACREAGE: The lot size has been determined by a new survey.
SURVEY: A new survey has been completed by Donovan Engineering LLC & the cost shall be shared 50:50 between the buyer & the seller.
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 MATERIAL.**
PERSONAL PROPERTY TERMS & CONDITIONS: *10% BUYER'S PREMIUM CHARGED ON ALL ITEMS! NO CREDIT CARD FEES!* The credit card that you register on HiBid.com w/ will be charged at the conclusion of the auction.

SCHRADER REAL ESTATE & AUCTION of Fort Wayne

Corporate Headquarters:
950 N Liberty Dr Columbia City, IN 46725
260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

Live & Onsite Real Estate Auction

Thursday, October 28 • 6pm | Hoagland, IN

Timed Online Only Personal Property Auction

Lots Begin Closing: Sunday, October 17 • 6pm

Follow us on: YouTube

Get our iOS App

October	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
	24/31	25	26	27	28	29	30

Auction Manager: Jared Sipe • 260.750.1553
#AC63001504, #AU10700099



Live & Onsite Real Estate Auction

Thursday, October 28 • 6pm | Hoagland, IN

Timed Online Only Personal Property Auction

Lots Begin Closing: Sunday, October 17 • 6pm



Load Out Dates:
Mon, Oct. 18 &
Tues, Oct. 19 from
10am-6pm

Real Estate Open House & Personal Property Preview Dates:
Sun, Oct. 3 • 2-4pm &
Mon, Oct. 11 • 5-7pm









- All brick ranch home
- 1,920 square feet
- Full basement w/ fireplace & bar
- 7 rooms, 3 bedrooms & 2 full bathrooms
- Kitchen: 9x10
- Dining: Area: 9x11
- Family Room: 15x24
- Bedroom 1: 12x13
- Bedroom 2: 12x13
- Bedroom 3: 13x14
- Breezeway: 13x14
- Updated kitchen
- Many built-ins, good closet & storage space
- New heat pump & central air
- 200 amp electrical service
- 6 x 24 covered front porch
- Asphalt shingle roof
- 2 car attached garage
- Large .79± acre lot per new survey
- Detached 28x40 garage/ workshop w/ hanging propane gas ceiling heater
- City sewer, well, & propane gas for workshop (home is all electric)
- Current taxes are $1,350.44 (a new legal description has been created & taxes will most likely change)
- R1 single family residential zoning
- East Allen County Schools (Heritage)
- Great location in Hoagland, close to Monroeville, New Haven, & Fort Wayne









Property Location: 11518 Hoagland Rd
Hoagland, IN 46745













• 2002 Chevrolet 3500 Duramax Diesel pickup truck • Allis-Chalmers WD 45 tractor • IH McCormick Deering Farmall Cub tractor • Implements • Allis-Chalmers 916 riding mower w/ snow blower attachment • Excellent line of Snap-On hand tools & other hand tools • Large Snap-On 2 section rolling tool chest • Lincoln Precision TIG 275 welder • Lincoln V350 Invertec Multi-Process welder w/ Lincoln LF-74 wire feed • Snap-On plasma cutter • Turn Pro lathe • Jet bandsaw • Central Machinery bandsaw • Oxygen/Acetylene torch set • Champion air compressor • Outdoor items • Hardware & shop items • Furniture • Antiques • Kitchenware • Housewares

















Owner: Kevin Bradtmueller Estate, Barry Bradtmueller P.R.
Auction Manager: Jared Sipe • 260.750.1553

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

SCHRADER REAL ESTATE & AUCTION of Fort Wayne