

Located: 8906 O'Day Rd., Fort Wayne, IN 46818

Allen County, IN

10[±] acres
Offered in 2 Tracts

- Beautiful Partially Wooded Setting • Great Location
- Fruit Trees & Garden Spots • 3 Bedroom Home

Monday, April 25th AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

Call 800-451-2709 • Visit SchraderAuction.com

*Personal
Property
at 5:00pm
Real Estate
at 6:00pm*

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts and as a total 10± acre unit (Subject to Swing Tract Limitations). There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of 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 tract acreages, dimensions and proposed boundaries are approximate and

have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. 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.

**10± Acres • 2 Tracts • Beautiful Partially Wooded Setting
Great Location • Fruit Trees & Garden Spots • 3 Bedroom Home**



SCHRADER Monday, April 25th
Real Estate and Auction Company, Inc.

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

Allen County, IN

**Auction Manager:
Arden Schrader
260-229-2442**

AC63001504, AU01050022

10[±] acres

Offered in 2 Tracts

Located: 8906 O'Day Rd., Fort Wayne, IN 46818
From the intersection of I-69, US 30 & US 33, on the west side of Fort Wayne, take US 33 approximately 3 miles northwest to O'Day Rd., then south 1/8 mile to the property. **AUCTION HELD ON-SITE.**

Real Estate at 6:00 pm

- **Beautiful Partially Wooded Setting • Great Location**
- **Fruit Trees & Garden Spots • 3 Bedroom Home**

TRACT #1: 6.5± ACRES with frontage on O'Day Rd. The 3 bedroom, 2 bath home is surrounded by beautiful mature trees. The home has a full basement, attached garage, central air conditioning and more. Apple & pear trees along with a grape arbor await your special recipes! Fertile soils provide excellent garden locations with several outdoor hydrants serviced by a 5" well.

TRACT #2: "SWING TRACT" 3.5± ACRES. An open ditch separates this tract at the east side of Tract #1. There is a crossing from the home tract to access. This tract provides extra space for privacy and recreation. *Must be purchased in combination with Tract 1 or an adjoining land owner.

Close to Sweetwater, SDI and the new Amazon facility!!

Personal Property at 5:00 pm

- **1993 Concord 75' x 16' 3 bedroom mobile home** (MUST BE REMOVED BY MAY 15, 2022)
- **14' X 7-1/2 Fiberglass truck bed** (MUST BE REMOVED BY MAY 15, 2022)
- **Club Car elec golf cart w/ charger**
- **John Deere LA150 automatic lawn tractor, 54" deck**
- **5' x 9' trailer, 15" tires**
- **Troy Bilt gas weed eater**
- **Homelite elec chain saw**
- **25 gal. County Line, pull type lawn sprayer**
- **Hyper Tough 12 amp blower/vac**
- **Load Handler pickup truck unloader**
- **Cast iron table & 2 chairs**
- **Metal lawn table & chairs**
- **Concrete lawn ornaments, bird bath**
- **Shepherd's hooks**
- **Paver blocks**
- **8' x 6' fiberglass ladders**
- **Wooden workbenches**
- **Sump pump**
- **Garden tools**
- **6" plastic tile**
- **Squirrel cage fans**
- **Fishing poles**
- **Maytag elec stove**
- **Frigidaire dishwasher**
- **Frigidaire refrigerator**
- **Cast iron dutch ovens**
- **Small kitchen appliances, toaster oven, pots & pans, canning jars**
- **Sanyo television**
- **Sewing machine**
- **Shark vacuum**
- **Brune SRE 2000 Stair Lift automated lift chair (works good)**
- **Elec fireplace**
- **Upholstered sofa, chairs, love seat glider, woven seat ladder back chair**
- **Coffee table, end tables, corner table, small desk**
- **3 bar stool chairs**
- **Corner shelf, oak hall tree**
- **5 drawer Oak chest**
- **9 drawer painted dresser**
- **2 pc. mirrored dresser**
- **Valley pool table, pool cues**
- **Several wooded items built by Don Hampshire including: log cabin doll house, doll houses, truck, checker board, bookcase, potato bin, trash can, storage cupboards, plant stand**
- **Quilt rack, tv trays**
- **Thomas Kincaid picture, Blessed Assurance picture**
- **Various pictures & wall décor**
- **Table lamps, wall clocks, vases**
- **Sword display**
- **Light Show Christmas tree**
- **Christmas & Halloween décor**
- **Grave Digger & Raminator remote control trucks**
- **Christmas trains**
- **Puzzles**
- **Nintendo & Genesis Sega games**

Allen County, IN

Monday, April 25th

AUCTION



INSPECTION DATE:
Saturday, April 9 • 9-11am
Monday, April 11 • 4-6pm



Owner:
Helen Hampshire
Auction Manager:
Arden Schrader,
260-229-2442

SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709

SchraderAuction.com