

Online Only Personal Property Auction

Lots Begin Closing: Sunday, September 11 • 6pm



Personal Property Loadout
Dates: Tue, Sept. 13 from
 10am-6pm, by appointment

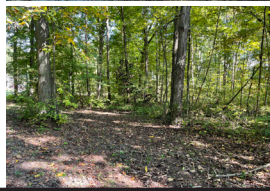


Property Address: 4504 W Cook Rd, Fort Wayne, IN 46818 • Take Lima Rd to Cook Rd, turn West to auction site (on the North side of Cook Rd just West of Huguenard Rd.

Personal Property Description:

- Several barn find vehicles including Chevy & Ford trucks, Cutlass Supreme, Cadillac & an Oldsmobile
- Ford tractors
- Harley Davidson items
- Outdoor & shop items
- Furniture & household items

Auctioneer's Note: Please visit www.SchraderFortWayne.com for more details on the real estate, photographs & the link to the online bidding platform for the personal property, which will provide detailed photographs & descriptions of every lot. Once on the website, please click on the auction & look for the link to the online bidding platform. Lots will be up for bidding no later than Sunday, August 28th.

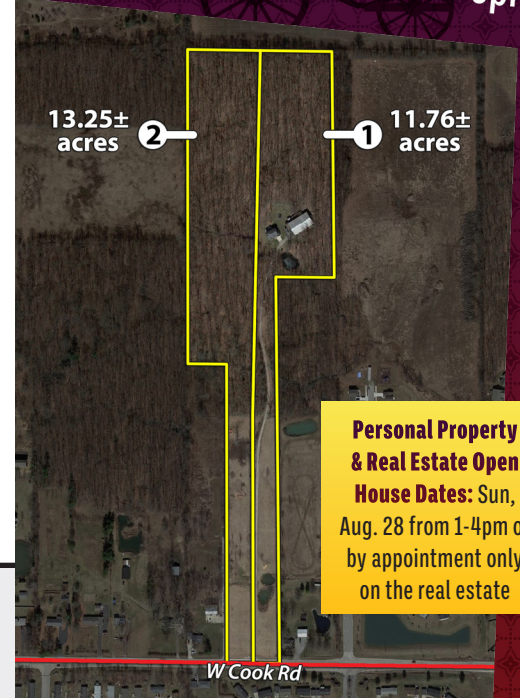


25[±] acres Real Estate Auction

Thursday, September 15 • 6pm

Offered in 2 Tracts & Combinations

- Tract 1:**
- 11.76± acres mostly wooded acres
 - 2 story home w/ over 2,000 sq. ft., 3 bedrooms & 2½ bathrooms. Built 1994 & has central heat & air. 2 car attached garage
 - 60'x96' outbuilding
 - Well & septic w/ city utilities along W Cook Rd
 - Excellent NW Fort Wayne location
- Tract 2:**
- 13.23± acres, mostly wooded
 - Approximately 115' of frontage on W Cook Rd
 - City utilities along W Cook Rd
 - Zoned A1 agriculture



Personal Property & Real Estate Open House Dates: Sun, Aug. 28 from 1-4pm or by appointment only on the real estate

Owner: Mark Ridge Estate, Barbara Ridge - Personal Representative
Auction Manager: Jared Sipe • 260.750.1553

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com



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|-----------|----|----|----|----|----|----|----|
| September | SU | M | TU | W | TH | F | SA |
| | | 4 | 5 | 6 | 7 | 8 | 9 |
| | | 11 | 12 | 13 | 14 | 15 | 16 |
| | | 18 | 19 | 20 | 21 | 22 | 23 |
| | | 25 | 26 | 27 | 28 | 29 | 30 |

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#AC63001504, #AU1070099

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Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725

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LOT

SIZE: All dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions, county records, and/or aerial photos.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller & 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 & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. & 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 an AS IS, WHERE IS basis, & no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & 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 OR ANY OTHER ORAL STATEMENTS MADE.**

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction. The property will be offered in individual tracts and/or in combination. The bidding will remain open on all tracts & the combination until the close of the auction.

DOWN PAYMENT: A 10% down payment is due at the close of the auction with the balance in cash at closing. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a 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 the 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. Preliminary title work has been ordered through Metropolitan Title & is available upon request.

DEED: Seller shall provide an Executor's Deed.

CLOSING: The balance of the purchase price is due in cash at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. Any costs associated with securing a mortgage shall be paid by the buyer(s).

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.