

## Terms & Conditions

**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.

**DOWN PAYMENT:** \$3,500 down payment on the day of auction with 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, and 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 and 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 and is available upon request.

**DEED:** Seller shall provide an Warranty 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 and Seller. Any costs associated with securing a mortgage shall be paid by the buyer(s).

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

**REAL ESTATE TAXES:** Real Estate Taxes will be pro-rated to the day of closing.

**SURVEY:** A new perimeter survey will be completed only if necessary for closing. The

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. The seller currently has an older survey that will be given to the new buyer.

**AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC, 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 express, 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 conduct of his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the discretion of the Auctioneer.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**PERSONAL PROPERTY TERMS:** Cash or Check w/proper ID. 3.5% surcharge fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.



7009 N. River Road,  
Fort Wayne, IN 46815

**AUCTION MANAGER:**  
**Jared Sipe,**  
**260-750-1553**

AC63001504 • AU10700099

**CORPORATE HEADQUARTERS:**  
950 N. Liberty Dr.,  
Columbia City, IN 46725  
**800-451-2709**



Follow us on:



Get our iOS App

917 Sherwood Terrace,  
Fort Wayne, IN 46807

*Timed Online Only*

**PERSONAL  
PROPERTY:**

**Sunday,  
September 18<sup>th</sup>**

*Lots begin closing at 6pm*

# PERSONAL PROPERTY & REAL ESTATE Auction

Allen County • IN

SEPTEMBER 2022						
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	

**Timed Online Only - Closes 6pm**  
**Live On Site - 6pm**

- 1 Story Home • Full Basement
- 2 Bedrooms • 1 Full Bathroom
- Finished Attic
- 2 Car Detached Garage
- Desirable Location Close to Downtown

Allen County • IN

# Auction

REAL

ESTATE: Thursday, September 22<sup>nd</sup> • 6 pm on site

866-340-0445 • SchraderFortWayne.com





# Auction

Allen County • IN

**REAL ESTATE:**  
Thursday,  
September 22<sup>nd</sup>  
at 6 pm

**PROPERTY ADDRESS:** 917 W. Sherwood Terrace, Fort Wayne, IN 46807.  
**DIRECTIONS TO AUCTION PROPERTY:** Take Fairfield Ave. to W Sherwood Terrace and turn West to auction property.

**REAL ESTATE DESCRIPTION:**  
• 1 Story Home • Full Basement  
• 2 Bedrooms • 1 Full Bathroom  
• Finished Attic • 2 Car Detached Garage • Desirable Location Close to Downtown

- 1 story home on a full basement
- Built in 1935
- 1,200 square feet of living space including finished attic (possible 3rd bedroom)
- 2 bedrooms and 1 full bathroom
- Kitchen: 11'x13'
- Breakfast nook 7'x9'
- Dining Room 11'x13'
- Living room: 11'x15'
- Bedroom 1: 10'x12'
- Bedroom 2: 10'x12'
- Gas forced air heat and central air
- Asphalt shingle roof

- 2 car attached garage with concrete driveway
- Rear covered deck
- Front enclosed porch
- Vinyl siding
- 100 amp electrical breaker box
- City utilities and natural gas

- 2021 pay 2022 annual taxes: \$1,085.28 w/ exemptions
- Fort Wayne Community Schools: Harrison elementary, Miami middle school, and Southside high school



**OWNER:** Ruth Corn  
**AUCTION MANAGER:** Jared Sipe  
260-750-1553

*Timed Online Only*  
**PERSONAL PROPERTY:**  
Sunday,  
September 18<sup>th</sup>  
*Lots begin closing at 6pm*

**RE AND PP OPEN HOUSE DATES: Real Estate shown by appointment only**



### PERSONAL PROPERTY:

- 3 sets of sterling silver flatware
- Sterling pitcher
- Sterling dish and other small sterling pieces
- Indian Tree English set of China
- Kerman hand woven rug
- Pyrex nest of bowls
- Swedish crystal stemware
- Delft Blue platter
- Antique Table and chairs, buffet, and china hutch
- MCM table with 4 chairs
- Antique dressers and vanity
- Antique cedar chest
- Antique desk table
- Pair of stacking bookcases
- Vintage stereo equipment
- Howard pocket watch and costume jewelry
- Wood elephant statue
- Sofa
- Coffee table
- Stacking end table set
- Kitchen and household items



**Auctioneer's Note:** This is just some of the highlights of the auction. Please visit [www.schraderfortwayne.com](http://www.schraderfortwayne.com) for photos and the link to the online bidding platform which will provide detailed photographs and descriptions of every lot. Once on the website please click on the auction and look for the link to the online bidding platform.

**PP LOADOUT DATES: Monday, September 19 • 10am-6pm**



**866-340-0445**  
[schraderfortwayne.com](http://schraderfortwayne.com)

