

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. 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, & 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 a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before October 21, 2022.

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 & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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 property acreages, dimensions, & proposed boundaries are approximate & 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 & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

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 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.**

TERMS FOR ALL BUYERS OF GUNS: Guns will be picked up & transferred at - Earth Adventures, 1804 East Main Street, Fort Wayne, IN 46808. Transfer Fees: \$20.00 Cash & \$25.00 Card

6725 Coldwater Rd., Fort Wayne, IN

2 AUCTIONS 2 DATES

OCTOBER	Su	M	Tu	W	Th	F	Sa
	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

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Online Bidding Available!

Corporate Headquarters:

950 N Liberty Dr, Columbi City, IN 46725

260.749.0445 • 866.340.0445

SchraderAuction.com • SchraderFortWayne.com

Auction Managers: Jerry Ehle & Reid Yoder

#AG63001504, #AU19300123, #AU1200015



Online Only Personal Property Auction - End Date: Sunday, October 2 • 6pm
Live Onsite Real Estate Auction - Monday, October 10 • 6pm

6725 Coldwater Rd., Fort Wayne, IN

2 AUCTIONS 2 DATES

Online Only Personal Property Auction - End Date: Sunday, October 2 • 6pm
Live Onsite Real Estate Auction - Monday, October 10 • 6pm

Households • Decor • Guns & Ammo • Shop & Outdoor Items
 3 Bedroom, 1 Full Bath, ½ Bath



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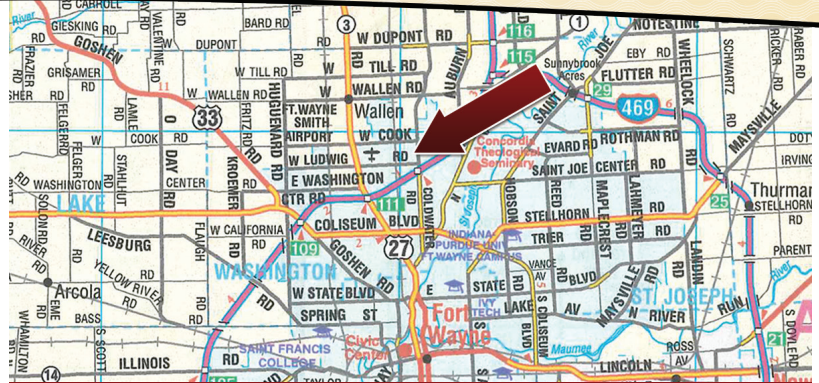
Online Bidding
Available!

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2 AUCTIONS 2 DATES

Online Only Personal Property Auction - End Date: Sunday, October 2 • 6pm

Live Onsite Real Estate Auction - Monday, October 10 • 6pm



Location of Home & Personal Property Items (Real Estate Auction Held Onsite): 6725 Coldwater Rd, Fort Wayne, IN 46825

Live Onsite Real Estate Auction (Monday, October 10 • 6pm)

- 3 Bedroom, 1 full bath, ½ bath
- 1 Full bath in hallway with walk in shower and single bowl sink, linen closet
- ½ Bath off of kitchen with linen closet
- Large living room with wall of windows, wood burning fireplace that is stone floor to ceiling
- Kitchen and eat in area; plenty of cabinets, flat top electric oven, built in microwave, dishwasher
- Screen porch
- 2 Car attached garage with heat and utility area for washer and dryer
- 3 Car plus shop area pole barn, the shop area has heat and air conditioning separate electric panel
- Dog shed and fenced area
- City water and sewer
- .89± Acre lot
- Concrete driveway and drive back to barn

Real Estate Open House Dates:

Sun, Sept. 18 from 2-4pm
& Wed, Sept. 28 from 5-7pm



Personal Property Preview Date: Thur, Sept. 29 from 4-6pm

HOUSEHOLDS • DECOR

- Assorted enamelware
- Assorted cast iron skillets & more!
- Cricket Box
- Assorted primitives
- Bed suites
- Nice living room furniture
- Lane recliner
- Assorted Glassware

Online Only Personal Property Auction (End Date: Sunday, October 2 • 6pm)

- Beautiful wooden animal carvings
- Wooden Lamp carvings
- Collection of mason jars
- Wooden ship
- Household fridge
- Like new washer & dryer
- Lots more!

GUNS • AMMO

- Colt commander .45 Automatic
- S&W .38 Special
- Mossberg .22 Long Rifle

- Remington Woodsmaster Model 81
- Expressly Shotgun .410
- WH Richard Shotgun
- Assorted ammo rounds for guns!

SHOP • OUTDOOR ITEMS

- 2 Bolens husky garden tractors
- Lawn rollers
- 2 Snowman Blow Molds
- Large Selection of electric tools Milwaukee & more!
- Large selection of hand tools,

- Sockets, wrenches, hammers
- 4 Rolling tool boxes
- Large Cincinnati lathe
- Beautiful wooden picnic table with metal legs
- Welder
- Cutting torches
- White Outdoor walk behind snowblower
- 60,000 Lb shop press
- 2 Ton Jack lift
- Lots more!



Load Out Dates:

Mon, Oct. 3 from 2-6pm,
Tue, Oct. 4 from 10am-6pm,
& Wed, Oct. 5 from 2-5pm

Seller: Benjamin Lauber Estate | **Auction Managers:** Jerry Ehle & Reid Yoder