

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 3 individual tracts, any combination of tracts & as a total 5± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

**DOWN PAYMENT:** Any purchase that includes Tract 1 will require a \$10,000 down payment. If Tracts 2 and/or 3 are purchased separately, payment must be made in full for those tract(s) day of auction.

**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 targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the day of 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 tract acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Expected property to be sold without new survey.

**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.**

*Saturday, October 18 at 10am*

*Allen County, Indiana*

- 5± Acres, 3 Tracts
- Country Home & Grain Bins



**Auction Manager:**

Ritter Cox • 260.609.3306

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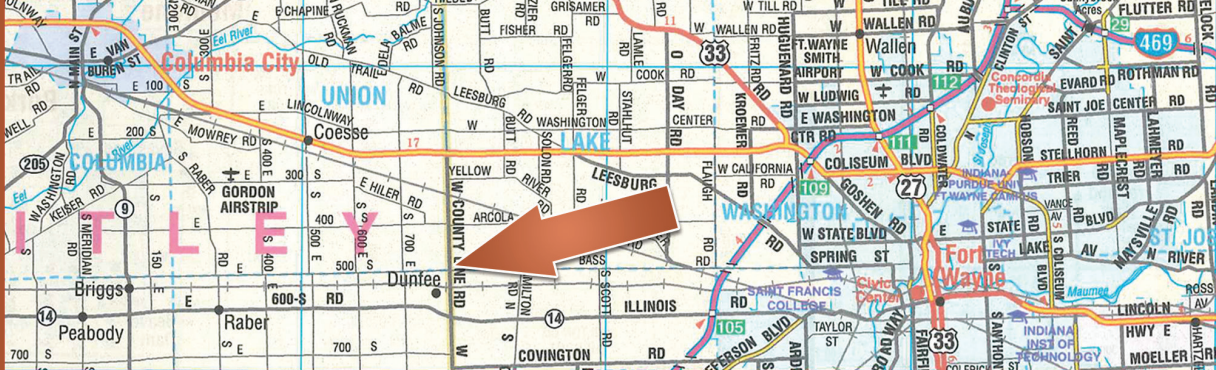


**Owner: Leonard Knipstein Estate, Pearl Knipstein**

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**LOCATION (AUCTION HELD ONSITE):** 14920 Bass Rd, Fort Wayne, IN 46818 • From the intersection of SR 14 and County Line Rd (west of Fort Wayne), travel north approximately 1 mile on County Line Rd to property.

**TRACT 1: 5± ACRES** w/approximately 2253 sq. ft., 2-story country home, beautiful hardwood floors. Home is open concept, 3 bedrooms w/large master bedroom, 2½ bathrooms, family room, modern kitchen, which includes all appliances, dining room and living room. Has hot water natural gas heat w/AC, 2 car attached garage. Excellent home with recent remodel. Tract also includes

32'x90' pole barn w/19'x90' lean-to, full concrete and heated wood work shop. Don't miss your chance for country living at its finest with great location!

**TRACT 2:** Brock 24'x6 ring grain bin, full floor and aeration fan (to be removed or combine with Tract 1).

**TRACT 3:** Brock 21'x6½ ring grain bin, full floor, stirator and aeration fan (to be removed or combine with Tract 1).



**ONLINE BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.



**INSPECTION DATES:**  
Sun, Sep. 21 & 28 and Oct. 5 from 1-3pm or by appointment

*Allen County, Indiana*

# AUCTION