

PERSONAL PROPERTY TERMS: 12% Buyers Premium on all purchases. All items sold "as-is". The credit card you register on HI-bid with will be ran at the conclusion of the auction unless the auction company has been notified. Cash accepted at load out but make sure you notify auction company of intent to pay with cash. Please attend the preview to inspect the items. Please bring help to load. Auction company will not be expect to load large items.

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The property will be offered in ONE (1) individual tract. There will be an open bid during the auction as determined by the Auctioneer. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: \$2,500 down payment at close of the 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. The terms of this agreement & any addendum are non-negotiable.

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 balance of the real estate purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Buyer shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after 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 w/ 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 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 by the seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey ordered shall be at the sellers option & sufficient for providing title insurance.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

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.**

ONLINE ONLY PERSONAL PROPERTY AUCTION

**Lots Begin Closing:
Sunday, October 26 • 7pm**



Auction Manager:

Mike Roy • 260.437.5428
#AU08602044, #RB14049188

Follow Us On:



Get Our iOS App:



ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com

ONLINE ONLY PERSONAL PROPERTY AUCTION

**Lots Begin Closing:
Sunday, October 26 • 7pm**



- Antiques & Collectibles
- Furniture & Household
- Garage & Outdoors



ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com

LIVE ONSITE REAL ESTATE AUCTION

Tuesday, November 11 • 6pm

**Kensington Downs Northeast Fort Wayne Subdivision
3 Bedroom, 2 Bath Ranch Home • Nearly 1,700 Square Feet**

CORPORATE HEADQUARTERS:

950 N Liberty Dr, PO Box 508,
Columbia City, IN 46725
#LC20700176, #AC63001504

LIVE ONSITE REAL ESTATE AUCTION

Tuesday, November 11 • 6pm



**Kensington Downs Northeast Fort Wayne Subdivision
3 Bedroom, 2 Bath Ranch Home • Nearly 1,700 Square Feet**

ONLINE ONLY PERSONAL PROPERTY AUCTION

LIVE ONSITE REAL ESTATE AUCTION

Tuesday, November 11 • 6pm

Lots Begin Closing:
Sunday, October 26 • 7pm

ANTIQUES & COLLECTIBLES:

- MCM Berne nylon brown sofa
- Jadite swirl nesting bowl set
- Pyrex Amish Butterprint set
- Several vintage Pyrex pieces
- Roseville Donatello vases
- JC Higgins 20 gauge shot gun
- Retro red & chrome dinette set
- Shiny Brite & other vintage Christmas
- Aluminum canister set
- Mahogany buffet
- Mahogany kneehole desk & chair
- Lions head parlor table

FURNITURE & HOUSEHOLD:

- Twin beds
- Bookcases
- Lift chair
- Recliners
- Dinette table & 6 chairs
- Sewing machine
- Whirlpool refrigerator
- Upright freezer
- Card tables & chairs

GARAGE & OUTDOORS:

- Toro 6.5 HP self propelled push mower
- Toro 620 snowblower
- Assorted garden tools
- Garage shelving
- Lawn chairs
- LP grill
- Portable mail box

Personal Property Preview:

Thu, Oct. 23 • 4-6pm

Load Out: Tue, Oct. 28 • 12-5:30pm

Seller: Leila C. Judt Estate

Auction Manager:

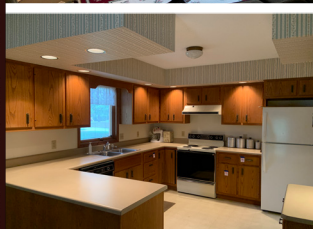
Mike Roy • 260.437.5428



260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com



Open Houses:
Thu, Oct. 23 • 4-6pm
& Sun, Nov. 2 • 2-4pm



ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.

This ranch home backs up to wilderness & you will never have back yard neighbors-tons of potential in this one. Great northeast location close to schools & shopping opportunities. Come take a look & be prepared to buy!

Kensington Downs Northeast Fort Wayne Subdivision
3 Bedroom, 2 Bath Ranch Home • Nearly 1,700 Sq. Ft.

- Vaulted Great Room Ceiling
- Floor To Ceiling Brick Gas Fireplace
- Tons Of Natural Light
- Covered Rear Patio
- Open Concept Kitchen
- Dedicated Laundry Room With Additional Closet
- Pantry Closet
- Updated Gfa Furnace W/ Central Air
- Attic Storage
- Whole House Generator
- Brick Façade & Aluminum Siding
- Hardwood Trim & 6 Panel Solid Doors

Location (Real Estate Auction Held Onsite):

7819 Welshire Blvd, Fort Wayne, IN 46815

