

**AUCTION 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:** \$2500 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, and 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 a title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Personal Representative's Deed.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before February 25, 2026.

**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 and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and 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 and 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 and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC, 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 expressed 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 conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.**

# Northeast Allen County AUCTION



7009 N. River Road,  
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGER:  
JERRY EHLE,  
260-749-0445**

Jerry W. Ehle, RB14044208, Schrader Real Estate & Auction of Fort Wayne, LLC, LC20700176, Schrader Real Estate and Auction Company, Inc., CO81291723



**866-340-0445  
SchraderFortWayne.com**

JANUARY 2026						
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	31

# Northeast Allen County AUCTION

11309 Grabill Road, Leo, IN 46765



**LEO 2 BEDROOM ALL BRICK RANCH STYLE HOME**

**SATURDAY, JANUARY 24<sup>th</sup> • 11:00AM** 866-340-0445  
SchraderFortWayne.com



# Northeast Allen County **AUCTION**

11309 Grabill Road, Leo, IN 46765  
(Between Leo & Grabill)

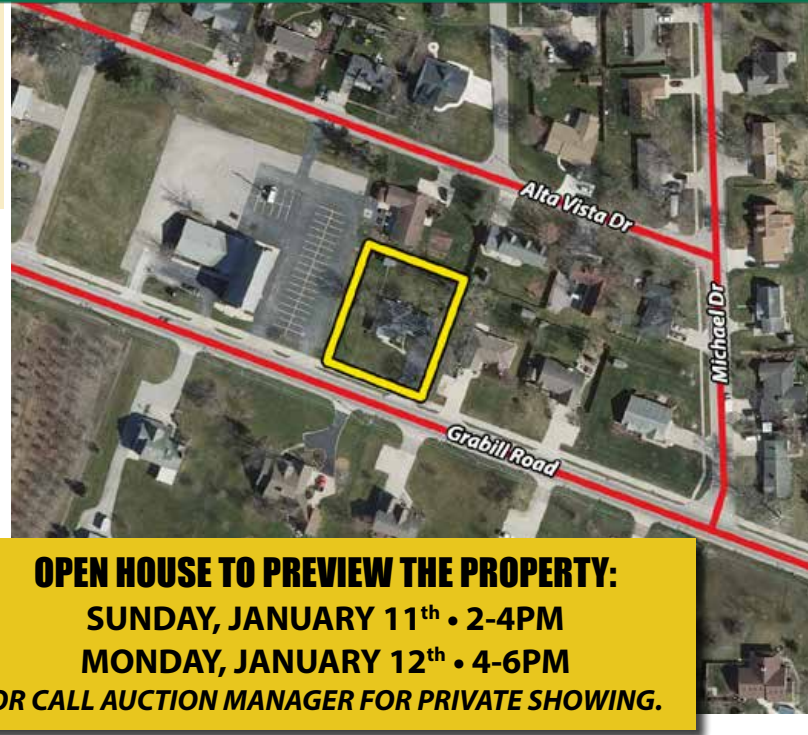
## SATURDAY, JANUARY 24<sup>th</sup> • 11:00AM

- All Brick 1952 Ranch • Over 1750 Square Feet
- Oak hardwood flooring throughout
- Half Acre City Lot • Leo Cedarville City Sewer
- Tons of Storage • Walk Up floored attic
- Hot Water boiler heat & Central air conditioning

Home features spacious living and dining rooms separated by French pocket doors, 2 ample bedrooms featuring a large double walk in closet with cedar lining. The kitchen features solid maple cabinetry and breakfast nook. There is a 10' x 16' mud/utility room off the garage that also has a half bath.

There is a floored walk up attic for plenty of storage as well as an option for future expansion. A full basement has a home shop area and is dry.

There is an 18' x 23' attached garage and an additional all brick garden shed. The home is set upon a half-acre lot with a 5' high fenced in rear yard. Natural gas service, Central air conditioning, city sewer, oak hardwood flooring, retro 50's charm are just some of the features.



**OPEN HOUSE TO PREVIEW THE PROPERTY:**  
**SUNDAY, JANUARY 11<sup>th</sup> • 2-4PM**  
**MONDAY, JANUARY 12<sup>th</sup> • 4-6PM**  
**OR CALL AUCTION MANAGER FOR PRIVATE SHOWING.**



**SELLER: FLORINE E. PAFF ESTATE**  
**AUCTIONEER: JERRY EHLE, 260-410-1996**



**PERSONAL PROPERTY ONLINE AUCTION**  
**CLOSES: MON., JAN. 26<sup>th</sup> @ 6PM**  
[www.SchraderFortWayne.hibid.com](http://www.SchraderFortWayne.hibid.com)  
 Furniture • Antiques & Collectibles  
 Housewares • Lawn & Garden • Décor



**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.

**260-749-0445 • 866-340-0445 • 800-451-2709 • [SchraderFortWayne.com](http://SchraderFortWayne.com) • [SchraderAuction.com](http://SchraderAuction.com)**