

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The properties will be offered at a live oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer. Each property will be offered separately. 1512 Henney St. will be offered first, followed by 1703 Krebs Ct.

DOWN PAYMENT: A \$5,000 down payment is due, for each property, at the close of the auction with the balance in cash at closing. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a 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: Successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

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 Co. and is available upon request.

DEED: Seller shall provide the applicable 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 given the day of closing, immediately following the closing.

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

LOT SIZE: All dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions, county records, and/or aerial photos.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidders 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.

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.

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

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Jared Sipe • 260-750-1553

Jared Steven Sipe, RBI4025024, AU10700099
Schrader Real Estate & Auction of Fort Wayne,
LLC, LC207001761 | Schrader Real Estate and
Auction Company, Inc, AC63001504



866-340-0445 • 260-749-0445
SchraderFortWayne.com

Steuben County, IN *real estate & Auction* **personal property AUCTION**
Online Only!

MAY 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
					8	9
	3	4	5	6	7	8
					14	15
					21	22
					28	29
					30	
					27	28
					24	25
					21	22
					18	19
					11	12
					4	5
					1	2

JUNE 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
					4	5
					11	12
					18	19
					25	26
					2	3
					9	10
					16	17
					23	24
					30	
					27	28
					24	25
					21	22
					14	15
					7	8
					1	2

TIMED ONLINE BIDDING ENDS at 6PM

Angola, IN • Steuben County



1512 Henney St., Angola, IN 46703

real estate • 2 Homes
AUCTION
Thursday, June 4th • 6pm

Auction held Live at 1512 Henney St., Angola, IN 46703



1703 Krebs Ct., Angola, IN 46703

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Online Only!

personal property
AUCTION

Lots Start Closing:
Wednesday, May 20th • 6pm

real estate • 2 Homes

AUCTION

Angola, IN • Steuben County

Thursday, June 4th • 6pm
Auction held Live at 1512 Henney St., Angola, IN 46703



PREVIEW:

Monday, May 11th
 5:30pm-7:30pm
Sunday, May 17th
 2pm-4pm



1512 Henney St., Angola, IN 46703

Sprawling ranch home located in Herrington Heights Subdivision • Built in 2007 • 2,500 Sq Ft • 4 bedrooms including master suite with his and her walk-in closets • 2 full bathrooms • Gas forced air heat and central air • 3 car attached garage • Large .34 lot with wooded views • Excellent location, close proximity to amenities and NE Indiana lakes!

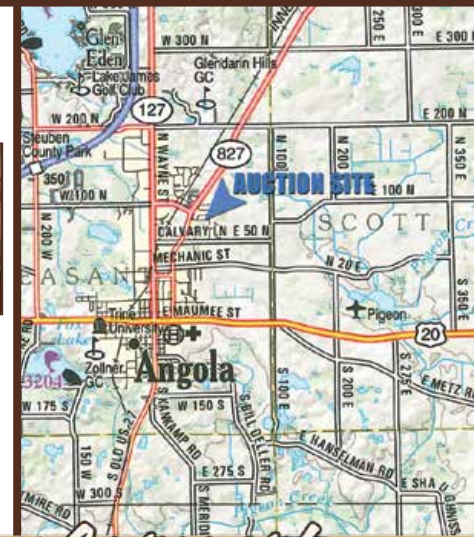
- 1 story ranch home on a slab with 2,500 Sq Ft
- 8 rooms - 4 bedrooms - 2 full bathrooms
- Large foyer entrance with vinyl flooring and tray ceiling
- **Dining room:** 12x15 with carpet flooring and rectangular raised ceiling
- **Family Room:** 16x21 with carpet flooring and cathedral ceiling
- **Bedroom 1:** 11x12 with carpet flooring and cathedral ceiling
- **Bedroom 2:** 11x13 with carpet flooring
- **Bedroom 3:** 11x13 with carpet flooring
- **Master Suite:** 16x17 with carpet flooring, step trayed ceiling, his and her walk-in closets, spacious master bathroom with carpet and vinyl flooring, large shower, jacuzzi tub, double sinks, and linen closet
- **Kitchen:** 10x12 with vinyl flooring and an abundance of cabinet space and countertop space
- 2nd full bathroom with vinyl flooring and linen closet
- An abundance of interior natural light
- Gas forced air heat and central air
- Expansive .34 acre lot with wooded views
- Asphalt shingle roof • Brick and vinyl exterior • 3 car attached garage
- Rear concrete patio
- Public utilities and natural gas
- **Annual dues:** Approximately \$100 annually
- **Taxes:** 2025 pay 2026 \$3,142.42
- **Schools:** MSD of Steuben County Carlin Park and Angola



1703 Krebs Ct., Angola, IN 46703

Excellent 2 bedroom attached Villaminium located in Herrington Villas Subdivision • Built in 2013 • Over 1,400 Sq Ft • 2 full bathrooms • Gas forced air heat and central air • 2 car attached garage • Excellent location, close proximity to amenities and NE Indiana lakes!

- 1 story villaminium on a slab with 1,428 Sq Ft
- 6 rooms - 2 bedrooms - 2 full bathrooms
- **Dining room:** 11x13 with vinyl flooring and rectangular raised ceiling
- **Kitchen:** 10x11 with vinyl flooring and an abundance of cabinet space and countertop space
- **Family room:** 14x19 with carpet flooring and octagonal raised ceiling
- **All seasons room:** 13x14 with carpet flooring and pocket doors
- **Bedroom 1:** 11x15 with carpet flooring
- **Master Suite:** 13x14 with carpet flooring, step trayed ceiling, and master bathroom with vinyl flooring, large shower, walk-in closet, and linen closet
- 2nd full bathroom with vinyl flooring and linen closet
- An abundance of interior natural light
- Gas forced air heat and central air
- Asphalt shingle roof • Stone and vinyl exterior
- 2 car attached garage
- Rear concrete patio
- Public utilities and natural gas
- **Annual dues:** Approximately \$350 a quarter
- **Taxes:** 2025 pay 2026 \$1,693.30
- **Schools:** MSD of Steuben County Carlin Park and Angola



Online Only!

personal property AUCTION

Lots Start Closing:
Wednesday, May 20th • 6pm

AUCTIONEER'S NOTE: Rare opportunity! Two well maintained properties located in the same subdivision offered at public auction. The homes were owned by the same family, owned by each Sumney brother only a block apart. 1512 Henney St will be offered first, immediately followed by 1703 Krebs Ct. **The auction will be conducted at 1512 Henney St.**



- 2018 Chrysler Pacifica Touring L with only 37,134 miles
- 2015 Dodge Grand Caravan with 133,770 miles
- Woodworking tools
- Lawn and garden items
- MCM and modern furniture
- Antiques
- Collectibles • Electronics
- Household items
- Kitchenwares

SELLER(S): William Sumney Estate and Eugene Sumney Estate, William Sumney Personal Representative
AUCTION MANAGER: Jared Sipe, 260-750-1553

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