

## Auction Terms & Conditions:

**PROCEDURE:** The properties will be offered separately as part of a Simulcast online and live auction. The online bidding will take place on Hibid. To register and bid online, please visit [schradertortwayne.hibid.com](http://schradertortwayne.hibid.com). The online bidding will close at 6:00pm and then will re open on each home as they are offered Live and Simulcast. There will be open bidding on each home until the close of the auction.

**DOWN PAYMENT: \$5000** down payment on the day of auction on each home with the balance in cash at closing. The down payment may be made in the form of cash, 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 on site will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Successful Online Bidders will be required to enter into a purchase agreement and addendums within 24 hours following the close of the auction. Seller reserves the right to reject any and all bids.

**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 purchase price is due at closing, which will take place on or before October 9, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession on day of closing immediately following the 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.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

**ACREAGE:** All lot acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new perimeter survey shall be prepared on each property prior to the auction. The Seller and successful bidder(s) 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.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any, will be assigned to the Buyer(s).

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne 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 express, 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**

# AUCTION

*Live and Online*

**3 HOMES • NORTH HIGHLANDS • TOWER HEIGHTS IN THE 08!  
INCOME PRODUCING HOMES • STARTER HOMES • GREAT INVESTMENTS**

*Tuesday September 8 6:00pm*

*Auction held on-site at Tract 1 - 2109 Chochtimar Trail, Fort Wayne*



**SCHRADER**  
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*Auction Manager*  
**Jerry Ehle • 260.410.1996**  
*Jerry W. Ehle • #AU19300123, #RB1404208*

*Online Bidding Available*

You may bid online during the auction at [schradertortwayne.hibid.com](http://schradertortwayne.hibid.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co.

**866.340.0445**  
**SchraderFortWayne.com**

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*Live and Online*

**3 HOMES • NORTH HIGHLANDS • TOWER HEIGHTS IN THE 08!  
INCOME PRODUCING HOMES • STARTER HOMES • GREAT INVESTMENTS**



**2109 Chochtimar Tr, Fort Wayne**



**1834 Clover Ln, Fort Wayne**



**1837 Ida Ave, Fort Wayne**

*Tuesday*  
**September 8**  
*6:00pm*

*Auction held on-site at Tract 1  
2109 Chochtimar Trail, Fort Wayne*



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# AUCTION

*Live and Online*

**3 HOMES • NORTH HIGHLANDS • TOWER HEIGHTS IN THE 08!  
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*Auction Manager's Note:* These three homes are proven Income Producing Homes over several years. Past year's incomes available! Close to St. Francis College, these are popular rentals for area students! They have been well maintained by owner with a good reputation!! Don't miss this opportunity to bid on these three homes in a great location!! *The '08!!*

## Property 1



### 2109 CHOCHTIMAR TRAIL, IN TOWER HEIGHTS

Located 1 block west of Lindenwood Ave.

3 Bedroom, 2 full baths, large backyard, on finished basement! 2-Car attached garage with new garage door, new central air, newer roof, appliances included!

## Property 2



### 1834 CLOVER LANE, IN NORTH HIGHLANDS

Located between W State St and Spring St.

3 Bedroom, 1 bath, 2-story with partially finished basement, and covered front porch! GFA / CA! Additional side lot w/ firepit, hardwood flooring throughout! 1-car det. garage! Appliances included!

## Property 3

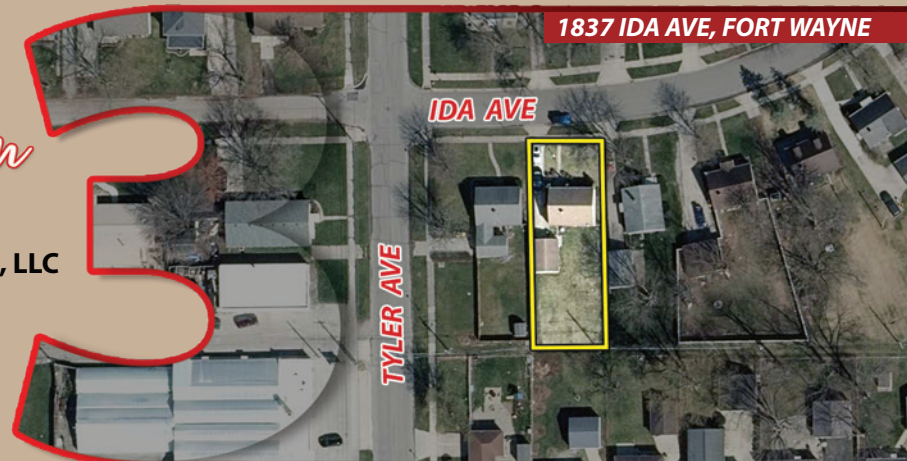
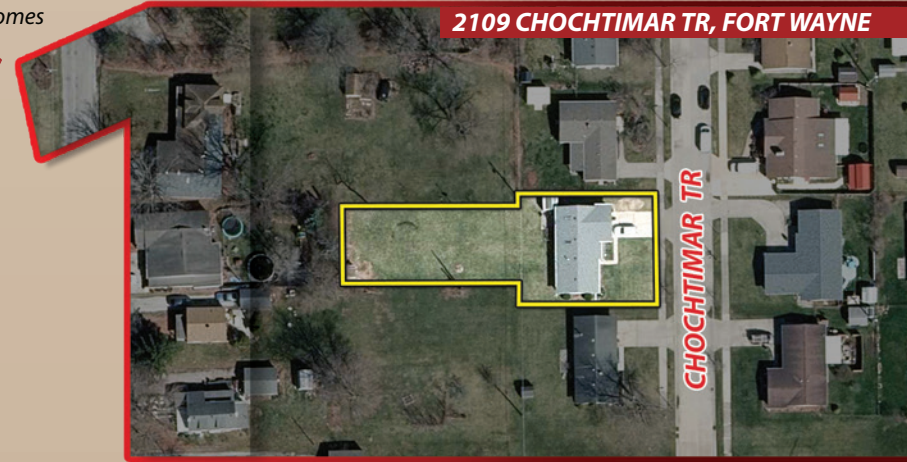
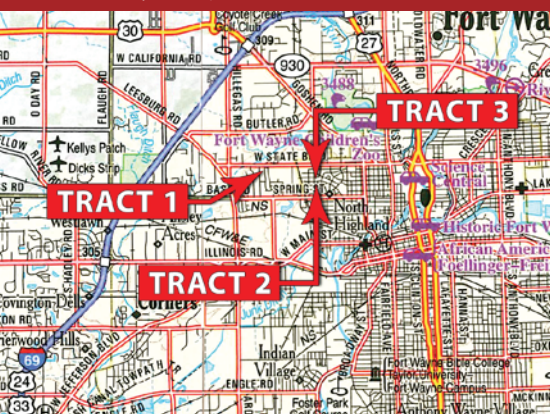


### 1837 IDA AVENUE, IN NORTH HIGHLANDS

Located 3 blocks south of State St!

3 Bedroom, 2 Story on finished basement, GFA/ CA! New concrete driveway! Fenced back yard, 1-car detached garage, appliances included!

**Preview Dates:** 5:00 - 7:00pm  
**Tuesday, August 25 and September 1**



*Tuesday*  
**September 8**  
*6:00pm*  
Auction held on-site at Tract 1  
2109 Chochtimar Trail, Fort Wayne



OWNER: TDM Rental Properties, LLC

Auction Manager:  
Jerry Ehle • 260.410.1996

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