

REAL ESTATE 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: \$5000 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, & 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 Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

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 & 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 property 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 solely by the Seller. Seller & 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 & sufficient for providing title insurance.

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.

**CORPORATE OFFICE:**

950 N Liberty Dr • Columbia City, IN 46725
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FORT WAYNE, IN OFFICE:

7009 N River Rd • Fort Wayne, IN 46815

AUCTION MANAGER:

Mike Roy • 260-437-5428

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Schrader Real Estate & Auction of Fort Wayne, LLC,
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SchraderFortWayne.com



SEPTEMBER 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			

Allen County, IN

- 3 Bedroom-2 Bath Ranch with Sunroom
- Furniture • Appliances
- Lawn & Garden
- Collectibles



866-340-0445
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**HARLAN, INDIANA
ONE OWNER RANCH
HOME**

2 Auctions 2 Dates

Real Estate & Personal Property

- **REAL ESTATE •**
- 16327 Sunset Pass
- Harlan, IN 46743
- Tuesday, September 29th**
- @ 6:00 PM**

- **ONLINE ONLY •**
- PERSONAL PROPERTY**
- Lots Begin Closing:*
- Wednesday, September 30th**
- @ 7:00 PM**

Allen County, IN

• REAL ESTATE •

16327 Sunset Pass, Harlan, IN 46743

Tuesday, September 29th
@ 6:00 PM



Real Estate Open Houses:

Tuesday, September 15th • 5-7pm

Sunday, September 20th • 2-4pm

- New Furnace in 2018 • Corner brick gas fireplace • 14' x 14' vaulted sunroom • 16' x 17' vaulted family room with fan • 20' x 24' oversized garage • Ceiling fans throughout • Back yard patio & gazebo • Newer water softener • Dedicated laundry room • East Allen County Schools

• ONLINE ONLY •
PERSONAL PROPERTY

Lots Begin Closing:
Wednesday, September 30th
@ 7:00 PM

Load Out:

Saturday, October 3rd • 9am-12 Noon



Auctions 2 Dates

Real Estate & Personal Property

3 BEDROOM 2 BATH RANCH WITH SUNROOM

Located in the Lakes of Harlan Subdivision

This beautifully maintained home offers comfortable **one-level living**, making it ideal for a family or a retirement retreat. The extra-wide foyer opens to a vaulted great room featuring a corner gas fireplace with brick surround and wonderful views of the backyard.

The spacious oak kitchen includes solid-surface countertops, a built-in desk/office area, and a generous dining space. A bright **four-season sunroom** overlooks the backyard gardens, gazebo, and community pond—perfect for enjoying the outdoors year-round.

The bedroom wing includes **two additional bedrooms and a full hall bath**, along with a spacious primary suite featuring its own full bath and abundant closet space. A dedicated utility/laundry room adds convenience, while the oversized two-car garage provides plenty of storage and parking.



Outside, the property boasts **well-maintained landscaping**, creating a peaceful and inviting setting. With its thoughtful layout, quality features, and all-on-one-level design, this is a wonderful home for families, downsizers, or anyone looking for easy, comfortable living.



FURNITURE-APPLIANCES-COLLECTIBLES-LAWN & GARDEN

- Solid oak dining room table and chairs, china cabinet • White wicker bedroom furniture • Solid wood bedroom furniture • Oak coffee and entry tables • Oak counter stools • Antique treadle sewing machine • Antique cabinet base • Electrolux front load washer and dryer • Samsung side by side refrigerator • Small garage refrigerator • Living room sofas and recliners • Day bed • Book cases • Aluminum extension ladder • Gardening tools • Outdoor patio furniture and benches

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

Terms on personal Property: 13% buyer's premium on all purchases, the credit card you register on Hibid with will be processed at the conclusion of the auction unless you have contacted auction manager prior to the end of the auction. All items sold as is. Please attend one of the previews and inspect all items. *Please make arrangements and have help to move your furniture!!*

ONLINE BIDDING
AVAILABLE
CLICK HERE TO VIEW CATALOG & BIDS

SELLERS: Jennifer Haughey & Jason Mears | AUCTION MANAGER: Mike Roy, 260-437-5428

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