

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: This property will be offered at oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A \$5,000 down payment is due at the close of the auction w/ 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, & are capable of paying cash at the closing.

ACCEPTANCE OF BID PRICES: Successful bidder 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.

DEED: Seller shall provide the applicable deed.

CLOSING: The balance of the purchase price is due in cash at closing. The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at 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 & 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.

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

SURVEY: There will be no new survey.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info 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 info 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.**

PERSONAL PROPERTY TERMS & CONDITIONS: 13% buyer's premium on all purchases. The card you registered on Hibid with will be processed at the conclusion of the auction unless arrangements have been made with the auction manager. All items sold "AS-IS", please attend the preview or call with questions.

2 Auctions

Live Onsite Real Estate Auction: Tuesday, October 20 • 6pm
Online Only Personal Property Auction: Lots Begin Closing Monday, October 26 • 7pm

6921 Peartree Lane, Fort Wayne, IN 46825



Auction Managers:

Jerry W. Ehle • 260.410.1996

#RB14044208, #AU19300123

Michael L. Roy • 260.437.5428

#RB14049188, #AU08602044

Follow Us On:



Get Our iOS App:



ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445

www.SchraderFortWayne.com

www.SchraderAuction.com

Schrader Real Estate & Auction of Fort Wayne, LLC #LC20700176, #AC63001504

Corporate Headquarters: 950 N Liberty Dr, PO Box 508 Columbia City, IN 46725

2 Auctions

Live Onsite Real Estate Auction: Tuesday, October 20 • 6pm
Online Only Personal Property Auction: Lots Begin Closing Monday, October 26 • 7pm

**6921 Peartree Lane
Fort Wayne, IN 46825**

- 3 Bedroom, Immaculate Ranch Home
- Excellent Location

- Motorcycle
- Furniture
- Household
- Jewelry
- Lawn & Garden



260.749.0445 • 866.340.0445 • SchraderFortWayne.com • SchraderAuction.com

ONLINE BIDDING AVAILABLE

Real Estate

Live Onsite Real Estate Auction: Tuesday, October 20 • 6pm

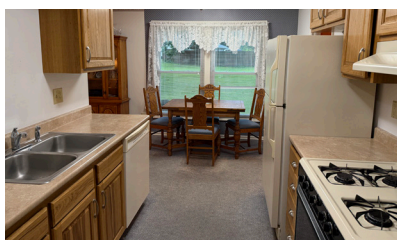


**ONLINE BIDDING
AVAILABLE**

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 info, call Schrader Auction Co. - 800-451-2709.

This home is in excellent repair and very clean. Take a look and plan to bid on this excellent starter or retirement home!

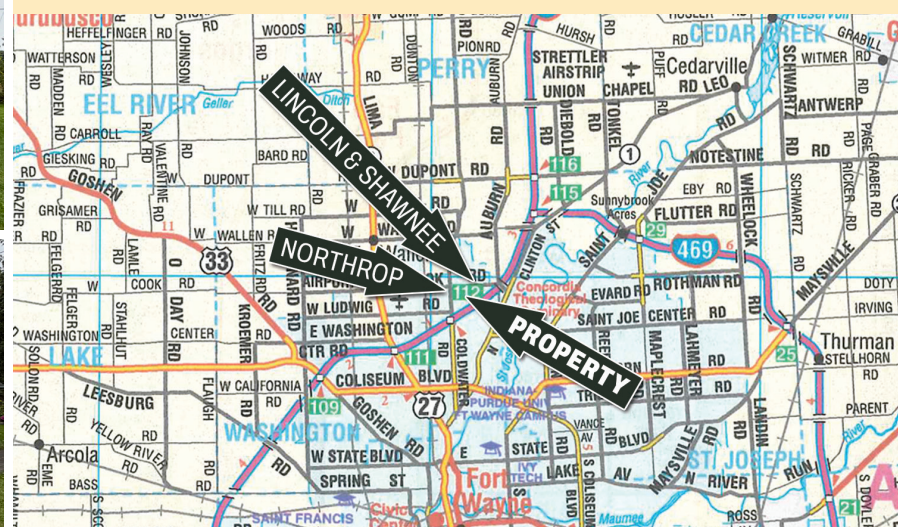
- 3 Bedrooms
- 1,130 square feet
- Corner Brick woodburning fireplace
- Updated kitchen
- Newer windows and patio door
- New concrete driveway
- New roof in 2012
- 2 car garage
- Updated gas forced air furnace
- Central air conditioning



Open House: Wed, Oct. 14 • 4-6pm



Location (Real Estate Auction Held Onsite):
6921 Peartree Lane, Fort Wayne, IN 46825



Personal Property

Lots Begin Closing: Monday, October 26 • 7pm

- 1986 Honda 1100 motorcycle
- 3 Section Macey barrister stacking bookcase
- Vintage brass medical microscope
- Fisher & Marantz stereo equipment
- 30's oak breakfast set
- Living room sofa, chairs and tables
- Office furniture
- Floor safe
- Collectible glassware and pottery
- Like new GE washer and dryer
- White MCM bedroom suite
- Costume jewelry
- Lawn & Garden & garage items



Preview: Tue, Oct. 20 • 4-6pm Load Out: Wed, Oct. 28 • Noon-5:30pm



260.749.0445 • 866.340.0445
SchraderFortWayne.com • SchraderAuction.com

Seller: Mrs. Phyllis Zerkle Wilson
Auction Manager: Jerry Ehle • 260.410.1996
& Mike Roy • 260.437.5428