

Real Estate 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 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: The successful bidder will be required to enter into a purchase agreement at the auction's site immediately 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.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before October 23, 2015. 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 the date of closing. Buyer shall pay all ditch assessments due in 2015.

ACREAGE: All 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 will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order said survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey if necessary. 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 "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.



Estate Auction
 232 Broadmore Circle
 Angola, IN

BEAUTIFUL MODERN 3 BEDROOM HOME

modern furniture/household, stamp collections, woodworking & shop tools, lawn & garden



SCHRADER CORPORATE OFFICES
 P.O. Box 908, 950 N. Liberty Dr., Columbia City, IN 46725
 800-451-2709 • 260-244-7606 • SchraderAuction.com

AUCTION MANAGER: JERRY EHLE #AC63001504, #AU19300123



7009 N. River Road
 Fort Wayne, IN 46815
260-749-0445
866-340-0445

Follow us on:

September 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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			

SchraderFortWayne.com
EhleAuctions.com



Beautiful Modern 3 BR Home
 Modern Furniture & Household • Stamp Collections
 Woodworking & Shop Tools • Lawn & Garden



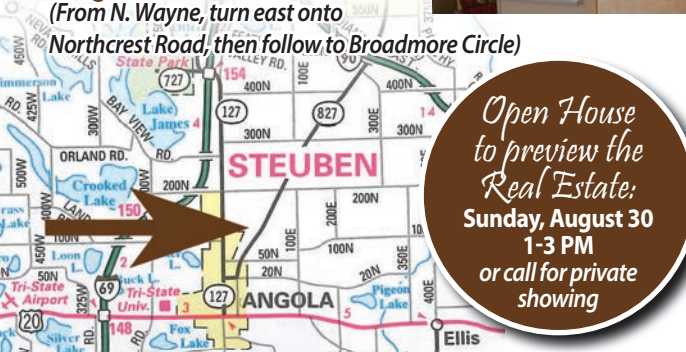
Tuesday, September 22
 3:00 PM PERSONAL PROPERTY
 6:30 PM REAL ESTATE

Estate Auction

Tuesday, September 22

232 Broadmore Circle
Angola, Indiana

(From N. Wayne, turn east onto Northcrest Road, then follow to Broadmore Circle)



Open House to preview the Real Estate:
Sunday, August 30
1-3 PM
or call for private showing

6:30 PM REAL ESTATE

BEAUTIFUL MODERN 3 BEDROOM HOME

HOME FEATURES:

- Split level floor plan w/ foyer entrance into Great Room
- Beautiful Kitchen w/ breakfast bar, lots of modern cabinetry, dining area
- Spacious Great Room w/ large window facing back yard
- Master Bedroom Suite w/ walk-in closet
- Finished Sunroom off of the kitchen w/ access onto back patio

- Large back patio w/ beamed pergola & beautiful landscape
- Entire home is very well landscaped w/ private back yard
- Laundry room w/ cabinets & tub
- Gas Forced Air furnace & Newer Central Air
- Huge 2 car garage plus Bonus 3rd bay for storage or workshop

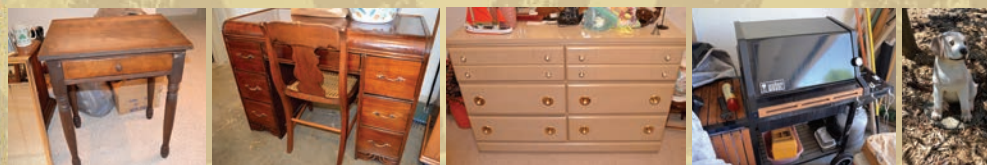
Annual Taxes: \$1250 with exemptions

SELLER: Gerald Runyan Trust, Runyan Family Rev. Trust | AUCTIONEER: Jerry Ehle



260-749-0445 • 866-340-0445

www.SCHRADERFortWayne.com



3:00 PM PERSONAL PROPERTY

MOWER: John Deere LA 115 riding lawn mower, 19.5 HP, 42" cut, only 113 hours!! Like new
ANTIQUES & COLLECTIBLES: Walnut wash stand • walnut wall clock w/ lion head top • waterfall kneehole desk • mahogany glass front bookcase • several hand painted crock jugs • Warwick tavern pitcher • large collection of Zane Grey & Alger western books • large collection of railroad memorabilia, books, signs & much more • train wall picture made from watch parts • primitives including shoe last, anvil, rug beater, Wagner skillet & more • oil lamp • 25+ Tom Clark Gnome train figurines • collector plates • large collection of Timeless Replica lighthouses • 78 records • several large decorator oil paintings w/ papers •

Complete Jim Beam train - sealed in original boxes - layout pcs. - 28+ pcs
Large stamp collection - complete albums - first day covers - mint sets - Russian - European - Elvis - world stamp albums from the 50's ... much much more ...

APPLIANCES: Whirlpool refrigerator w/ bottom drawer freezer • Frigidaire 14 cuft upright freezer, like new • Weber gas grill •

FURNITURE: Like new queen size Tempurpedic memory foam mattress • Sears queen 70's bedroom suite • drop front writing desk • oak desk • Fayette F. Cable spinet piano • curio cabinet •

pair of blue Lazy Boy recliners • pair of brown Lazy Boy wood arm recliners • sofa • tables & lamps • dinette table & 4 chairs • oak finish phone bench • jewelry cabinet •
HOUSEWARES: Corelle holiday dishes • Visions cookware • food processor • pressure cooker • canning jars • fans • coolers • bedding • towels • linens • complete kitchen, dishes, small appliances & more • wine press • home stereo system • pair of milk glass shade table lamps • new in box 10,000 btu wall mount gas heater • milk house heater • collection of costume jewelry •

TOOLS & WOODWORKING EQUIP.: Shopsmith Mark Five w/ band saw, sander, table saw, dust collector, ser# 555540 • Craftsman 10" miter saw • router & router table • Craftsman 1300 psi power washer • Craftsman rolling tool chest • 100's of Craftsman wrenches, sockets, hand tools • Dremel scroll saw • bench grinder • bench top disc sander • floor jack • selection of power tools • several homemade garage storage cabinets • Craftsman gas blower • Craftsman rechargeable weed eater & trimmer • Mottorguide trolling motor • rods & reels • cane poles • bar clamps • wood clamps •

OUTDOOR ITEMS: large selection of garden statues, concrete Dutch boy & girl and many more • birdfeeders • patio furniture • lawn chairs • several homemade whirligigs

