

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered at oral auction.

**DOWN PAYMENT:** \$2,500 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 site immediately following the close of the auction. The final bid is subject to the Seller's acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Personal Representative's Deed.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. 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:** Real Estate Taxes will be pro-rated to the day of closing.

**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

survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

**AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. 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.**

**PERSONAL PROPERTY TERMS:** Cash, Check, Mastercard & Visa. 4% convenience fee on credit cards.



7009 N. River Road Fort Wayne, IN 46815

**SALE MANAGER: MIKE ROY**  
260-749-0445 | 866-340-0445  
#AC63001504 • #AU08602044

**CORPORATE HEADQUARTERS**  
950 N. Liberty Dr., Columbia City, IN 46725



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JUNE 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			8	<b>9</b>	10	11
5	6	7	15	16	17	18
12	13	14	22	23	24	25
19	20	21	29	30		
26	27	28				



*Real Estate with Commercial Potential*  
**AUCTION**  
*& Personal Property*

- Fort Wayne, IN
- AUTO • GUNS
- ANTIQUES & COLLECTIBLES
- FURNITURE
- TOOLS & OUTDOOR ITEMS
- APPLIANCES & HOUSEWARES

**THURSDAY, JUNE 9<sup>TH</sup>**

**PERSONAL PROPERTY - 3:00 PM**

**REAL ESTATE - 6:30 PM**



4421 Virginia Ave., Fort Wayne, IN 46808

Real Estate with Commercial Potential  
**AUCTION**  
 & Personal Property

**THURSDAY, JUNE 9<sup>TH</sup>**

4421 Virginia Ave.,  
 Fort Wayne, IN 46808

**REAL ESTATE @ 6:30 PM**

One block from Lima Rd. & Coliseum Blvd.

- 2 bedroom, one bath ranch home
- Attached 2 car garage
- 2 garden utility sheds
- 1200 square feet
- Central air
- Gas forced air furnace
- Gas GE water heater
- Hardwood trim & plaster walls
- Front deck with ramp
- Asphalt drive with extra parking area
- Built In 1950
- New 100 amp service panel
- **ZONED C4 INTENSIVE COMMERCIAL**



**PERSONAL PROPERTY @ 3:00 PM**

- 1989 Oldsmobile Eighty-Eight, 3800 v-6, 71,000 mi
- Craftsman LT1000 42" 18 HP riding mower
- Toro Powerlite 3.25 snowblower

**GUNS:**

- Hand Gun-High Standard 22 long sharpshooter model M
- Hand Gun German Rohm GMBH 22 long model 66 with holster
- Hand Gun AMT Automag II rimfire Magnum 22 SS
- Marlin 30/30 win 30A with Bushnell Sharpshooter scope
- Coast to Coast MasterMag 12 ga. shotgun model CC880
- Winchester 22 model 255 with Weaver Scope
- Glenfield Marlin 22 long model 60 with 4x15 scope
- JC Higgins model 30 with scope
- Large selection of ammo: 38's, 22, Federal 20 center fires and much, much more!

**ANTIQUES AND COLLECTIBLES:**

Edison floor model Victrola • Relpo head vase • retro string hanging light • candlewick blue nut dish • pink and green depression glass • Lefton birds • PG covered butter • Favorite Piqua #7 and other cast iron skillets • costume jewelry • Seyferts chip tins • glass block TV light • vintage GE table radio • crystal prism table lamp • anodized aluminum tumblers • depression tin top shakers • Artic Cat gas can • Spar-

tan portable sewing machine • Apollo glasses and tumblers • rag rugs

**FURNITURE:**

Like new Broyhill overstuffed brown sofa • set of 3 faux marble and metal tables • Like new cherry colored dinette set with 4 arrowback chairs • formica breakfast set with 2 chairs • 60's style 4 pc. Bedroom suite • 3 pc. Wall unit bookcase • (2) tan Lazy Boy recliners • several end and lamp tables • several bookcases • small roll top desk • several side and occasional chairs • card table and chairs

**TOOLS AND OUTDOOR ITEMS:**

Craftsman tool base • 2 pc. rolling toolbox • selection of hand tools • garden tools • posthole digger • wood ladders • small power tools • bench grinder • lawn chairs • flower pots

**APPLIANCES & HOUSEWARES:**

Whirlpool 21 cu. Ft. refrigerator with ice maker, white • Almond garage refrigerator • 30" gas range • Whirlpool washer and gas dryer • Sharp SS microwave • Edon Pure model 500 heater • vacuum cleaners • Meilink floor safe • large selection of Pyrex and Visions cookware • board games & puzzles • large selection of decorator items • rooster & frog collection • bedding • entire kitchen full of clean usable items • quilting fabric and sewing & quilting books

*See More Photos Online!*



**Real Estate Open House: Monday, May 23 • 5-6:30 pm**



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



**SELLER: ESTHER E. WEEKS ESTATE**  
 Kent C. Litchin, Attorney for the Estate  
**SALE MANAGER: MIKE ROY**