

REAL ESTATE AUCTION TERMS AND CONDITIONS

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

DOWN PAYMENT: \$1500 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. 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 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 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 closing. The seller and successful bidder 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.

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.



SCHRADER REAL ESTATE & AUCTION

7009 N. River Road
Fort Wayne, IN 46815

Auction Managers:
Jerry Ehle & Mike Roy
260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123

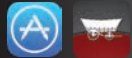


CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725

Follow us on:



Get our new iOS App

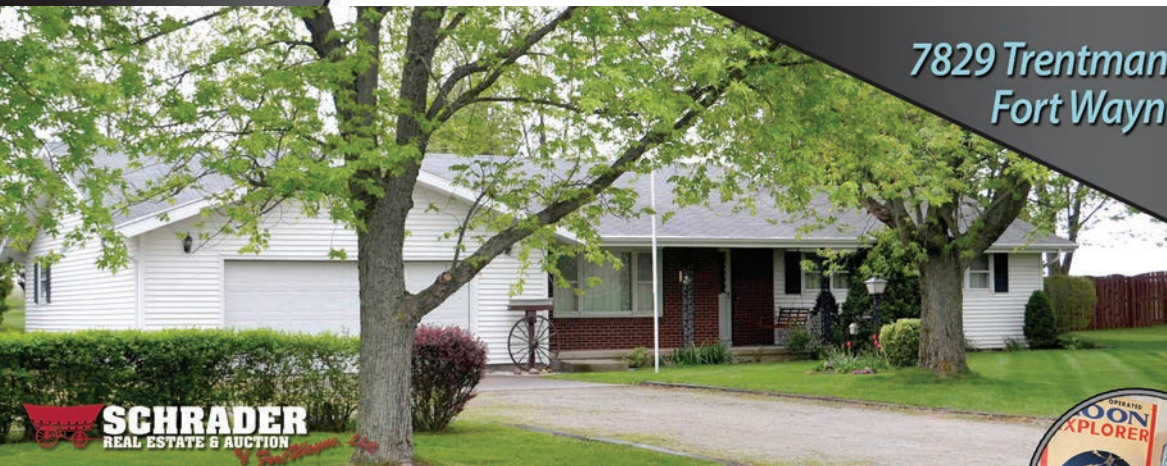


JUNE 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

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



7829 Trentman Road, Fort Wayne, IN



7829 Trentman Road
Fort Wayne, IN

SCHRADER REAL ESTATE & AUCTION

2 AUCTIONS • 2 DATES

SATURDAY, JUNE 4 • 9 AM

Antiques, Collectibles, Furniture
Tools, Lawn & Garden

TUESDAY, JUNE 7 • 6 PM

Southeast Allen County Country Home
3 Bedrooms, 2.5 Baths, 2 Lots



2 AUCTIONS 2 DATES



**BOTH AUCTIONS ON SITE:
7829 Trentman Rd., Fort Wayne**

(Located just south off of E. Tillman Road, between Tillman and Maples Roads)

PERSONAL PROPERTY: SATURDAY, JUNE 4 • 9 AM



ANTIQUE & MODERN FURNITURE: (2) antique glass front 2 dr bookcase • 30's buffet • pair of retro vinyl swivel chairs, orange & white • Queen Anne legged painted dresser • oak dresser • painted white chest of drawers • white retro kitchen cabinet base • set of 4 swivel black vinyl dinette chairs • mahogany kneehole desk & chair • (2) 4 dr filing cabinets • painted lingerie chest w/ hat box • 30's dining rm table • painted wooden chairs • (2) white metal utility cabinets • several bookcases & video cabinets

APPLIANCES: Kenmore chest freezer • green refrigerator • washer & electric dryer • vintage Zenith console stereo

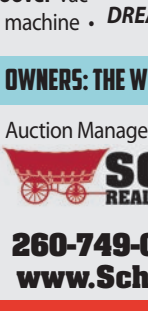
LAWN & GARDEN: Craftsman 15.5 HP 42" riding mower w/ bagger • Craftsman 22" snow blower w/ elec. start • Craftsman 4HP push mower w/ bagger • Craftsman weed eater & blower • poly pull lawn spreader • tree pruner • alum. scoop shovel • selection of garden tools • wheel barrow • one row garden seeder • wooden porch swing

TOOLS: Companion 10HP 6500W generator • large bench vise • large wood work bench • bench grinder • Craftsman tool chest • cast iron table saw • small power tools • selection of hand tools • portable air compressor • 8' fiberglass ladder • ext. ladders • step ladders

COLLECTIBLE TOYS: Large selection of Fisher Price toys, schools, barns, boats, many many more, some wooden people • Buddy L, Ertl, & Tonka trucks • Moon Explorer robot in box • 64' Mustang battery car • IH pick-up truck & backhoe • pair of U Haul trailers • Pez dispensers • vintage radio scooter • easy bake ovens • Jane action figure • early cartridge video game in box • many game cartridges • Marx 4 pc. train set in box • rubber faced puppets • dozens of boxes of trucks & cars • Matchbox & Tootsie toy cars • tin doll house • Ohio Art wind up boat • tin arcade game • Empress Phones in box • metal child's dishes & cookware • Jump Shoes in box • many board games & puzzles • cap guns & holsters • wood doll bed • vintage Halloween costumes, including Flintstones & astronaut

ANTIQUES & COLLECTIBLES: Fostoria cake stand • selection of McCoy & Royal Copley pottery • vintage Pyrex • Parrot 5 gal. lard tin • GC Murphys 25 yr. photo album w/ b/w photos • Cosco red vinyl step stool • 2 gal. crock w/ lid • (2) galvanized watering cans & tubs • collection of vintage cameras & photography equip. • Cleveland trumpet • small tweed suitcase • tied comforters & crazy quilts • linens & fancywork • 60's prints & art • globe • school desk • Fort Wayne history pamphlets & books • selection of costume jewelry • green depression cracker jar & refrigerator dish • assrt. pink & green depression glass • '32 Compton's encyclopedias • '09 Real America encyclopedias • 100's of books & magazines • Look & Life magazines • albums & 45's • wooden fishing lures • wood primitive tables • toboggan sled • ND bottles

HOUSEWARES: Edon Pure elec. heater • Wheel-chair • Brother fax copier printer • Hoover vacuum • office chair • Singer sewing machine • Foreman grill • food processor • large quantity kitchenware & small appliances • bedding • card tables & chairs • 100's of VHS movies & tapes • student guitars • OVER 50 BOXES OF NEW AVON PRODUCT-DECANTORS, COSMETICS, PERFUMES & MORE



**REAL ESTATE AUCTION:
TUESDAY, JUNE 7 • 6 PM**

**SOUTHEAST ALLEN CO. COUNTRY
3 BR, 2-1/2 BA HOME, 2 LOTS**

The home, built in 1967, features tons of beautiful natural wood cabinetry in the kitchen and throughout the home. The kitchen boasts a full length bar with spacious dining area. There is a wide galley style cooking area with electric stove and dishwasher. A wall of cabinets provides for lots of pantry and storage areas in the kitchen. There is also a built-in desk. The front living room is 15' x 15' with large picture window. A separate family/rec room in the back of the home is 13' x 16'. There are 3 large bedrooms and the main bedroom suite has a full bath with walk-in closet. There is a guest full bath plus a half bath in the large utility room plus laundry sink. The garage is oversized 24' x 25'. There is a 12' x 16' patio off of the back of the kitchen. The home is on well and public sewer. The roof and vinyl siding are 14 years old. The home is situated on a double lot, measuring a total of 1.2 acres. The lot is over 230' deep with lots of mature trees. A very picturesque back yard, backs up to farm fields.

Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.

Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.

Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.

Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.

Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.

Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.



Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.

Current Annual Taxes on both home & additional lot: \$470.06 w/ exemptions. East Allen School District.

OWNERS: THE WILLIAM & LADENE OSBORN FAMILY

Auction Managers: Jerry Ehle & Mike Roy



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