

## AUCTION TERMS & 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.**

### PERSONAL PROPERTY TERMS:

Cash, Check, Mastercard & Visa. 3% convenience fee on credit cards.



**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, LLC

7009 N. River Road  
Fort Wayne, IN 46815

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



110 RUFUS ST., NEW HAVEN, IN

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
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.SchraderAuction.com

110 RUFUS ST., NEW HAVEN, IN



- 3 BR Bungalow
- Truck, Motorcycle, Snowmobile
- Mowers, Lawn Items
- Tools, Shop Equipment
- Furniture, Appliances, Housewares
- Electronics
- Nascar, Toys, Sporting Goods

**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne, LLC

**AUCTION**  
Thursday, June 30 • 3 & 6 PM



# AUCTION

110 S. RUFUS STREET  
NEW HAVEN, IN 46774

REAL ESTATE:  
**Thursday, June 30  
6 PM**

## HOME:

- 1250 square foot bungalow
- 3 bedrooms, 3 baths
- Finished partial basement
- Large lot
- Paved driveway
- Privacy fence
- 24' x 24' garage with attic storage
- Gas hot water boiler
- Enclosed back porch & open front porch
- Great location across from St. John's Campus

SELLER:  
**BREDEMAYER FAMILY,**  
Robert Bredemeyer POA,  
Douglas K. Runyan Attorney

SALE MANAGERS:  
Jerry Ehle and Mike Roy



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**www.SchraderFortWayne.com**



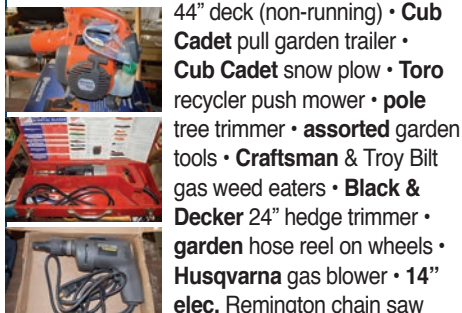
REAL ESTATE OPEN HOUSE:  
**SUNDAY, JUNE 12, 1-3 PM** — or call  
auction office to schedule private showing.



## PERSONAL PROPERTY: **Thursday, June 30 • 3 PM**

TRUCK, MOTORCYCLE,  
SNOWMOBILE: 1998 GMC 1500 Z-71  
4x4, ext. cab, 5.7L, fully loaded, hard shell bed  
cover, 176k mi. • 1970's Vintage Rockford  
Motorcycle, Tora model, 58 cc • 1980 Moto Ski  
Mirage Special snowmobile by Bombardier, ser#  
5126 00788

MOWERS, LAWN ITEMS: Cub Cadet  
2186, hydrostatic riding mower, 44" deck • Cub  
Cadet 1250 hydrostatic riding mower, 44" deck  
• Cub Cadet 1210 hydrostatic riding mower,



44" deck (non-running) • Cub  
Cadet pull garden trailer •  
Cub Cadet snow plow • Toro  
recycler push mower • pole  
tree trimmer • assorted garden  
tools • Craftsman & Troy Bilt  
gas weed eaters • Black &  
Decker 24" hedge trimmer •  
garden hose reel on wheels •  
Husqvarna gas blower • 14"  
elec. Remington chain saw

TOOLS, SHOP  
EQUIPMENT: Milwaukee  
saw saw • Senco air roof-  
ing stapler • Cambell Hausfeld  
3.5 HP portable air compressor • Craftsman  
10" compound miter saw • Craftsman 1/2" elec.  
impact • complete sets of Craftsman sockets,  
1/4", 3/8" & 1/2" • Craftsman ratchets & wrenches •  
Craftsman 3 dr. tool box • Werner 24' fiberglass  
ext. ladder • 6' fiberglass ladder • 8' & 5' wood  
ladders • Ready Heater salamander  
• Craftsman shop vac • Craftsman  
3T floor jack • jack stands • battery  
charger • Craftsman drywall gun •  
Craftsman rotary tool • auto code  
diagnostic scanner • complete  
collection of hand tools • Remington  
490 power driver 22 cal. • folding  
saw horses • many extension cords  
• air hoses • wall mount hardware

organizers • Makita drill & saw  
FURNITURE, APPLIANCES,  
HOUSEWARES: Mahogany china hutch  
• several sofas & chairs • maple dinette set •  
wicker settee • patio table & 4 chairs • wood  
bunk beds • painted chest of drawers • maple  
kneehole desk • Kenmore double door white  
refrigerator • Kenmore gas dryer • lawn & patio  
chairs • like new Frigidaire dehumidifier • Honey-  
well ceramic heater NEW IN BOX • Columbia  
hiking boots size 8.5 NEW IN BOX • pots & pans  
• kitchenware • art glass lamps • 4' folding  
poly table • GE microwave • weight machine &  
exercise equipment

ELECTRONICS: Pioneer stereo sys-  
tem-SX 255R receiver, CTW 310 cassette, PD  
4350 CD, CS-J521 speakers • Sharper Image  
2.0 bookshelf stereo system, NEW IN BOX •  
vintage Minolta XGI 35mm camera • several  
television sets • DVD player

NASCAR, TOYS, SPORTING  
GOODS: Jeff Gordon  
framed pennant & pictures  
• Purdue memorabilia &  
decorator items • 100+ NEW  
IN PACKAGE 1/64 Nascar collectible cars • Na-  
sacar pictures, posters, hats & other collectibles  
• Legos • action figures • tinker toys • Tonka  
trucks • Atari 5200 game system & cartridges •  
Super Nintendo system • board games • new  
Carrom board • golf clubs • 100's of golf balls •  
baseball & other sporting goods

