

REAL ESTATE 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.



**7009 N. River Road
Fort Wayne, IN 46815**

**AUCTION MANAGER: Jerry Ehle
260-749-0445 • 866-340-0445
#AC63001504 • #AU19300123**

**CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709**



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AUGUST 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	31			

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Home & Personal Property
Auction

**3 BEDROOM RANCH
ON FULL BASEMENT**
3407 TRIER ROAD, FORT WAYNE
located just east of Hobson Road



WEDNESDAY, AUGUST 10
3:00 PM PERSONAL PROPERTY
6:00 PM REAL ESTATE

866.340.0445
 SchraderFortWayne.com



Auction

3407 TRIER ROAD, FORT WAYNE

located just east of Hobson Road

WEDNESDAY, AUGUST 10



REAL ESTATE: 6:00PM

A beautiful brick and vinyl 3 bedroom ranch on full basement with beautiful yard and huge back yard!

HOME FEATURES:

- 1320 Sq. Ft. main level + full basement, partially finished
- 3 BRs, 2 full baths, & utility area
- Spacious Kitchen w/ beautiful cabinetry & electric stove
- Bonus room off of the kitchen w/ patio doors to backyard
- Large living room on the front of the home
- 2 Car garage w/ cabinets
- Basement has finished recreation area + full bar
- Additional storage room / shop room in basement
- Storage barn in back yard
- Roof only 6 years old
- Newer replacement windows
- Elec. baseboard heat w/ Central Air

OPEN HOUSE

to Preview the Real Estate: **SUNDAY, JULY 17 at 2-4PM**

Or call office for private showing.



Owner: Virginia Mowery

SCHRADER Auction Manager: Jerry Ehle
REAL ESTATE & AUCTION of Fort Wayne, LLC
260-749-0445
866-340-0445

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PERSONAL PROPERTY: 3:00PM

Antiques, Collectibles:

Dresden plate handmade quilt • (2) canvas shipping containers w/ wood lids • vintage Pyrex refrigerator dishes • early leather catcher's mitt • several pocket knives • small wooden doll dressers • walking sticks, 1 w/ bone handle • vintage wicker hamper • Victorian ironstone wash set, pitcher & bowl, slop jar, small jar • Singer Spartan portable sewing machine • spun alum. canister set • enamelware pans • meat saw • plastic toy trucks & boats • Black Label lighted beer sign • bar signs & novelties • alum. doll pans & dishes • nesting Jadite swirl mixing bowls • tin bread box & picnic basket • Apollo 13 tumblers • Auburn rubber cars • yard long mirror w/ landscaping print • ornate antique frames & mirrors • red vinyl Cosco step stool • metal lunchbox & thermos • wheat pennies • all metal office chair • fountain pens w/ gold nibs • painted child's rocker • Mardi Gras SS flatware in original box from the 60's



• assrt. dishes & china • small bisque doll • Goodyear adv. ashtray • all wood Bissel sweeper • Hicksville OH thermometer • early real picture postcards from Bryan OH & regional towns • all wood croquet set • red tin litho friction car • vintage & retro luggage • early Monopoly game • pink floral chenille bedspread • costume jewelry • assrt. wood crates • wood ladders

Antique & Vintage Furniture:

50's full size bedroom suite • waterfall cedar chest • nylon sofa & chair • black vinyl chair • vintage nylon slipper chair • full bed frame w/ vinyl headboard • retro green vinyl bar w/ (4) matching stools • Jenny Lind border bed • small wood vanity w/ chair • child's rockers

Furniture, Appliances, Housewares:

Pool table & accessories • modern dinette & (4) chairs w/ castors • blue sofa • living room chairs • mauve recliner • console TV • (2) console stereos • painted chest of drawers • refrigerator • microwave • electric organ • Pope Gossler china service for 12 • pots & pans • bedding & towels • several boxes of new yarn • complete kitchen full • Christmas items

Lawn, Garage, Outdoor:

Yard Pro LR11 riding mower w/ grass catcher • Black & Decker elec. push mower • Toro S-200 snow blower • wheel barrow • assrt. garden tools • Craftsman workbenches w/ drawers • metal hardware cabinets • bench grinder • assrt. hand tools • Craftsman shop vac • kerosene heater • step ladders



more photos online: www.SchraderFortWayne.com, www.SchraderAuction.com