

## Auction Terms & Conditions:

**PROCEDURE:** The property will be offered at oral auction.  
**DOWN PAYMENT:** \$5,000 down payment on tract 1, 10% down on tracts 2 & 3, \$5,000 down on any combination of tracts 1-3 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. Sold 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 Trustee'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 day of closing, immediately following the closing.

**REAL ESTATE TAXES:** Seller shall pay November fall installment and all 2012 taxes. New buyer(s) shall be responsible for all taxes beginning January 1, 2013.

**SURVEY:** A new perimeter survey was completed in April of 2010 and shall be furnished to the new buyer(s). If any tracts are combined, the buyer of those tracts will receive a survey for those individual tracts only. A new boundary survey **will not** be completed showing any tracts being combined as 1 parcel.

**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 a "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.**

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# 13.3± ACRES Offered in 3 Tracts Real Estate Auction

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RC-591

**CORPORATE HEADQUARTERS:**  
 950 N. Liberty Dr., Columbia City, IN 46725  
 260-244-7606 or 800-451-2709

**AUCTION MANAGER:**

Jared Sipe • 260-750-1553

#AC63001504

# Real Estate Auction

Allen Co  
 Indiana

## 13.3± ACRES

*Offered in 3 Tracts*



2 Story Home • Over 5,800 Total sq. ft.  
 Full Basement • 5 Bedrooms • 3.5 Baths  
 Recreational or Potential Building Sites  
 St. Joseph River Frontage



### Wednesday, October 10, 6pm

**SCHRADER**  
*Real Estate and Auction Company, Inc.*

# Real Estate Auction

## 13.3± ACRES

Offered in 3 Tracts

**Wednesday, October 10, 6pm**

**Address:** 9833 St. Joe Rd. Fort Wayne, IN 46835

**Directions:** The property is on St. Joe Rd. (Newnum Ln.) between I469 and Notestine Rd. (Just East of the St. Joe Christmas tree farm).



**OPEN HOUSE**  
Sunday, Sept. 23, 2-4pm

### Tract Descriptions:

**Tract 1:** This tract features a 2 story home situated on 2.858 acres with a full basement, over 5,800 total Sq. Ft., 5 bedrooms, 3.5 bathrooms, 2 car attached garage and outbuilding. This tract has 290' of river frontage.



**Tract 2:** 6.519 acres of wooded and grassy land. This tract would make a great potential building or recreational site with 971' of river frontage. Add this tract to tract 1 for over 9 total acres and 1,260' of frontage on the St. Joe river. Access by proposed 50' easement.



**Tract 3:** 3.941 acres of heavily wooded land. Another great potential building site with lots of privacy. Add this tract to tract 1 for over 6.5 total acres. Access by proposed 50' easement.



**Owner:** Robert & Josephine Newnum Revocable Trust, Roger Newnum Trustee, Attorney Tom Hardin.

**Auction Manager:** Jared Sipe 750-1553



**800-451-2709**  
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