

REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

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's 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 on or before December 1, 2015. 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: The Real Estate Taxes shall be Pro-rated to the date of closing. Buyer shall pay all ditch assessments due in 2015.

ACREAGE: All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and • or aerial photos.

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 said survey. Seller and successful bidder shall each pay half (50:50) of the cost of the survey if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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



NEW HAVEN Real Estate and Personal Property AUCTION

Wednesday, November 4 • 4 pm



Quaint Historical Brick Home
1992 Chevrolet Cavalier
Appliances, Furniture,
Antiques, Collectibles,
Tools, Lawn & Garden,
Housewares & Misc.



SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC

7009 N. River Road, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445

AUCTION MANAGER: JERRY EHLE
#AC63001504
#AU19300123

NOVEMBER 2015						
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					



SchraderFortWayne.com
EhleAuctions.com

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SCHRADER
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of Fort Wayne, LLC



PERSONAL PROPERTY to sell at 4:00pm

ONE OWNER AUTOMOBILE

- to sell at 5:30pm:
1992 Chevrolet Cavalier,
4 door, 2.2 L motor, cloth
interior, AC, ONLY 23,700
MILES !!!!!



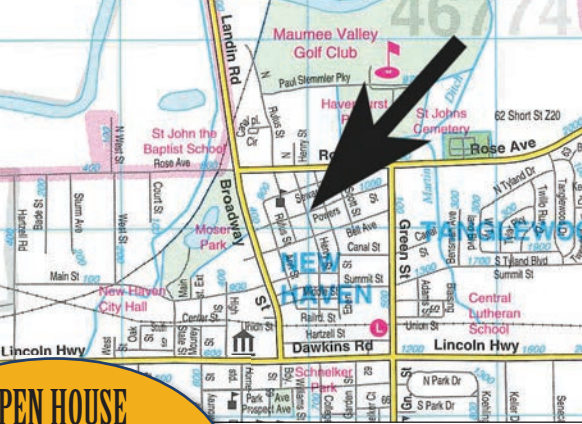
APPLIANCES & FURNITURE: Maytag white refrigerator w/ drawer freezer on bottom • Maytag Atlantis washer & gas dryer, all like new • GE gas range • rocking chairs • full bed frame • desk w/ hutch top & chair • pressboard armoire • glass top rattan dinette table • glass & metal coffee table • mahogany lamp table • assorted lamps, stands & lamp tables • bookcases

ANTIQUES & COLLECTIBLES: Sad iron • hanging scales • carom board • 2 small crocks • vintage metal step stool • oil lamp • rug beater • 5 gallon glass jug • fur coats • Carnival Glass amethyst candy dish •

Fostoria stemware • pink depression 3-footed bowl • diamond point ruby covered butter • Jim Shore angel • Zeiss Ikon vintage camera • painted cupboard base • Ossian IN metal advertising thermometer • wicker hampers • several wood crates & shipping boxes • T-back dining room chairs • vintage metal yard cart • hanging oil figural lamp

TOOLS & LAWN AND GARDEN: Stihl gas string trimmer • Echo elec. blower • large selection of hand tools • power tools • 28' alum. ext. ladder • wood ext. ladder • 6' fiberglass stepladder • garden cart • Ducane gas grill • shovels, rakes & asrt. garden tools • asrt. garden statues • metal bird bath & sun dial • many fishing rods & reels • cane poles • tackle boxes & related fishing items

HOUSEWARES & MISC.: Goldenized flatware in case • silver plate flatware in case • Oneida SS service for 8 • Cuisinart coffee maker • Montel Living Health Master Elite blender-processor • hundreds of decorator items • angel statues • figurines • Christmas decorations • cookware • small appliances • home stereo system • left handed golf clubs • shower stool, canes & walker • fans • floor fan • luggage • Contour Startime china • Christmas china • office chair



NEW HAVEN Real Estate and Personal Property AUCTION

Wednesday, November 4

1004 Powers Street
New Haven, IN 46774

Located at the corner of Powers and Rufus Street, across from St. John's Catholic Church and School

**OPEN HOUSE
TO PREVIEW THE HOME:
Sunday, October 18, 2-4PM
or call office for private
showing**

REAL ESTATE to sell at 6:00pm

A Quaint Historical Brick home set upon a 57 x 132 corner lot!
The home is 1500 square feet of living rooms with 3 bedrooms. There is a Large walk in closet on second floor. The home is on a Partial basement. There is a newly remodeled full bathroom. Home features a Large kitchen with wood cabinetry & Maytag dish washer! There is a 12 x 15 three season room off of the back, a newer 2 car detached garage, plus a 10 x 12 utility shed. The lawn is manicured with fantastic landscaping!
Mechanicals: 2000 Bryant Plus 80V gas furnace with central air, 100 amp breaker panel, 2003 gas hot water heater. Sump pump in basement.



SELLER: MR. TED BUTT

AUCTIONEER:  **SCHRADER**
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