

6121 Chateau Place, Stillwater Sub-division, across from Arlington



7009 N. River Road Fort Wayne, IN 46815

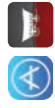
AUCTION MANAGER: JERRY EHLE MAA Auctioneer
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					7	8	9
	4	5	6	7	14	15	16
3	10	11	12	13	20	21	22
		18	19	20	27	28	29
				25	26	27	28
				29	30	31	

REAL ESTATE 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 verification 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. 4% convenience fee on credit cards.



3 Bedroom Home & Personal Property

Northeast Fort Wayne, IN

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ESTATE



3 Bedroom Home & Personal Property
 6121 Chateau Place - Stillwater Subdivision, across from Arlington



- Antique Furniture
- Furniture
- Antiques, Collectibles & Glassware
- Housewares

Northeast Fort Wayne, IN

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ESTATE

2:00pm - Personal Property
6:00pm - Real Estate

MONDAY, DECEMBER 18

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2:00pm - Personal Property

6:00pm - Real Estate

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ESTATE

6121 Chateau Place, Stillwater
Subdivision, across from Arlington

REAL ESTATE:

3 BEDROOM 2 BATH, 1267 SQ. FT. RANCH

- Great Room with brick wood burning Fireplace, cathedral ceiling, ceiling fan, 2 skylights, & surround sound
- Kitchen with electric range, double door refrigerator with water and ice in door, dishwasher, disposal, lots of cupboards and double pantry.
- Master Bedroom has cathedral ceiling and ceiling fan, walk in closet, and Master Bath with a shower
- Dining Room with door to the 9x11 patio and open backyard to the common area.
- Full Bath in Hallway with tub & shower
- 2 Car Attached finished garage with newer garage door & pull down attic
- Gas water heater, Gas FA/CA,
- Vinyl siding with brick front
- Roof Shingles only 5 years old, some newer windows.
- \$565.00 yearly taxes



SELLER: Joan Richter

AUCTION MANAGER: Jerry Ehle
260-749-0445 • 866-340-0445
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SCHRADER
REAL ESTATE & AUCTION
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HOUSE
DATE**

TO PREVIEW REAL ESTATE:
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2 - 4 PM
or Call Office
for Private
Showing!

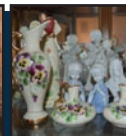
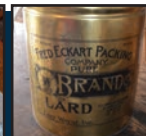
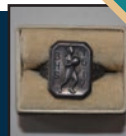
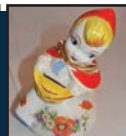
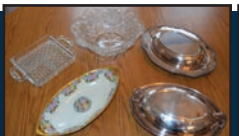
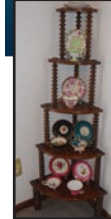


ANTIQU FURNITURE: Pair of matching spoon carved wash stands with backsplashes • 30's full size bedroom suite • 36" dia. Mahogany pedestal lamp table • wood framed parlor set, settee and 2 chairs • Lane cedar chest with oak finish • pair of matching MCM white vinyl chairs • oak wash stand commode with towel bar • walnut wash stand • spool corner etagere shelf • corner mahogany petite bookcase • Eastlake side chair • small industrial wood top workbench with metal drawers

FURNITURE: Mauve double recliner sofa • pair of walnut twin beds • oak table and 4 chairs • oak china cabinet • very nice corner curio cabinet • mahogany knee hole desk • queen size bed with metal fan headboard • matching marble top end and coffee table

ANTIQUES & COLLECTIBLES & GLASSWARE: 1939 Singer Featherweight model 221, ser#AF410662 with original case • Singer model 301A portable sewing machine in vintage case • set of 4 pink Pyrex nesting bowls • set of 3 green depression mixing bowls • oak sewing stand • Munising wood bowl • Goebel birds • Fostoria tumblers • early Noritake service of 12 with 4 serving pieces • Noritake Chatham service of 8 • crystal stemware • Candlewick mayo on sterling base • sterling coasters • sterling weighted candy dishes • blue Fenton hobnail pieces • amber Fostoria coin glass • (2) FW Outfitters toothpicks • large selection of fancywork and linens • vintage red quilt • Bluffton HS 1916 sterling sports ring • perfection kitchen scale • round etched wall mirror • painted hurricane lamp • deco compact/costume jewelry • small gold child's ring • Eckart FW 5 gallon lard tin • set of 8 vintage tumblers with juice glasses • Hull Little Red Riding Hood bank • large vintage pottery pig bank • many cups and saucers

HOUSEWARES: Sony home theater surround sound • Sony small stereo system • Dell desktop computer • bedding & towels • luggage • large quantity Christmas decorations • 8' & 6' aluminum ladders • lawn chairs • patio wrought metal chairs • assorted garden tools • entire kitchen of dishes, utensils and small appliances • large quantity of decorators, figurines, bells and angels • walker with seat, cane and folding walker • wheelchair • SS microwave



See Website for More Photos!