

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2,500 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 the 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. Preliminary title work has been ordered through Metropolitan Title and is available upon request.

DEED: Seller shall provide a Trustee's Deed.

CLOSING: The balance of the purchase price is due at closing. The targeted closing day will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s)

and Seller.

POSSESSION: Possession given the 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 an "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 & CONDITIONS:

Cash or Check with proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

REAL ESTATE & PERSONAL PROPERTY AUCTION

WEDNESDAY, NOVEMBER 6 | PERSONAL PROPERTY • 3PM & REAL ESTATE • 6PM

NOVEMBER	Sun	Mon	Tue	Wed	Thur	Fri	Sat
				6	7	8	9
	3	4	5				
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24	25	26	27	28	29	30

Auction Manager:
Jared Sipe • 260-750-1553
AC63001504, AU10700099



Corporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725

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ALLEN COUNTY | FORT WAYNE, IN

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REAL ESTATE & PERSONAL PROPERTY AUCTION

WEDNESDAY, NOVEMBER 6 | PERSONAL PROPERTY • 3PM & REAL ESTATE • 6PM

- 3-Bed, 1-Bath Home
- Furniture
- Appliances
- Antiques
- Antique Postcards
- Jewelry
- Coins
- Collectibles

ALLEN COUNTY | FORT WAYNE, IN

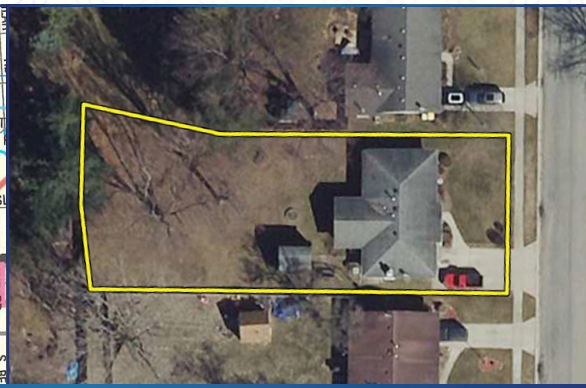
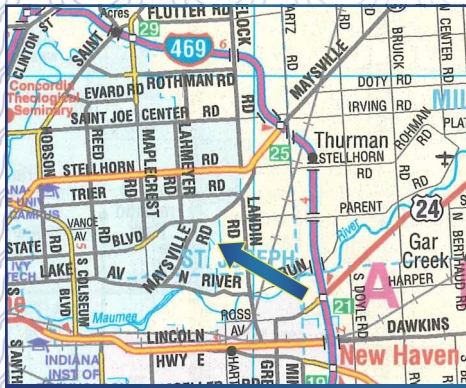


ONLINE BIDDING AVAILABLE

260-749-0445 • 866-340-0445
www.SchraderFortWayne.com



REAL ESTATE & PERSONAL PROPERTY AUCTION



LOCATION: 2813 Repton Dr, Fort Wayne, IN 46815 | **DIRECTIONS:** Take E. State Blvd (Maysville Rd) to Sandarac Ln & turn South to Newfield Dr, turn East to Repton Dr & turn South to auction site (watch for signs).



ONLINE BIDDING AVAILABLE
 You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

REAL ESTATE AUCTION: WEDNESDAY, NOVEMBER 6 • 6PM | REAL ESTATE OPEN HOUSE: SUNDAY, OCTOBER 13 • 2-4PM

- Well-kept home located in Newfield Addition
- 1 story home
- Built 1978
- 1,260 square feet per Allen County Assessor
- Concrete slab foundation
- 3 bedrooms
- 1 full bathroom w/ ceramic tile floor
- Kitchen: 11x12 w/ ceramic tile floor & large pantry area w/ extra cabinets & storage
- Family room: 11x17 w/ carpet & brick fireplace
- Dining room: 12x15 w/ carpet & cathedral ceiling
- Living room: 14x14 w/ carpet
- Bedroom 1: 10x10 w/ carpet
- Bedroom 2: 10x10 w/ carpet
- Bedroom 3: 10x13 w/ carpet
- Gas forced air heat & central air
- Gas water heater
- 100 amp breaker panel
- Aluminum exterior
- Architectural style asphalt shingle roof
- 1 car attached garage was turned into living space, 8x11 garage space was left for storage
- Lot size: 69x172 per Allen County Assessor
- Rear wood deck: 8x15
- Utility shed: 10x12
- Natural gas, city water & sewer
- Fort Wayne Community Schools District: Elementary School-Haley, Middle School-Blackhawk, High School-Snyder
- 2018 pay 2019 taxes: \$260.50 (Homestead & over 65 exemptions)
- Zoning: R1 Single Family Residential
- Great Northwest location close to Georgetown, Chapel Ridge, shopping, & schools



PERSONAL PROPERTY AUCTION: WEDNESDAY, NOVEMBER 6 • 3PM | PERSONAL PROPERTY INSPECTION: DAY OF AUCTION • 9AM

FURNITURE & APPLIANCES: (2) Roll top desks • Full size bed w/ dark stained wood head & foot boards • Ornate dark stained chest w/ mirror • Dark stained wood blanket chest • Twin bed w/ dark stained wood head board • 2 piece chest & display cabinet • Tall 6 drawer chest • 2 drawer nightstand • Oval dining table w/ 8 chairs • Corner china cabinet • Wicker back & seat rocking chair • Mission style rocking chair • Glider rocking chair & foot rest • Single drawer lamp table • Small 4 leg plant stand • Miniature doll rocking chair • Small glass top end table • Kitchen center island w/ drop leaf & single drawer w/ 2 bar stools • Small antique bench • Child's rocking chair • Wurlitzer model 2116 piano & bench • 3 cushion sofa • Small drop leaf end table • Magazine rack • tall 6 drawer jewelry chest • Ethan Allen tall 7 drawer chest • Bookcase • Antique sewing stand • Full size mattress & box spring • Needle point top stool • 2014 Black Whirlpool refrigerator w/ water & ice dispenser • Black Kenmore gas range • Brand new in box Kenmore under cabinet mounting microwave • Avanti miniature refrigerator

JEWELRY & COINS: National Watch Co. pocket watch • Westclox Pocket Ben pocket watch • Benrus wrist watch • Elgin wrist watch • Elgin Sportsman watch • Pulsar ladies wrist watch in case • Dana & Allied Industrial retirement pins • Lutheran Hospital pins • Rhinestone bracelet, necklace, & earring set • Sterling ring • Costume jewelry including: brooches, necklaces, earrings, bracelets • Pair of Ike bicentennial dollars • Old Buffalo & Liberty nickels • Mercury dimes • 1923 Peace silver dollar • 1921 Morgan silver dollar • 1895 Barber half dollar • Indian head & wheat pennies • (9) Kennedy half dollars • pocket knives

ANTIQUE POSTCARD COLLECTION: 1925 International Harvester Exhibit Indianapolis postcard • (6) Camp Zachary Taylor, KY postcards • 1917 New Albany, IN cyclone damage postcard • Indianapolis, IN Soldiers & Sailors Monument postcard • St. Marys Reservoir St. Marys, OH postcard • First Evan. Church Kendallville, IN postcard • Waco Dancing Pavillion Wawasee Lake Syracuse, IN postcard • Main St. Centerville, MI postcard • Beet Sugar Factory Decatur, IN postcard • Church Huntington, IN postcard • Concordia College Fort Wayne, IN postcard • Many other color floral & lady Victorian postcards & building postcards

ANTIQUES, COLLECTIBLES, ELECTRONICS, & HOUSEHOLD ITEMS: Antique spelling & German books • Crock bowl • Chief Little Turtle & Lincoln National Bank books • Boy Scout books & scarves • Antique spectacles in case • Granite pot & jug • Native American axe head • McCoy vase • SAN NO. 350 toy tin locomotive in original box • CaleMeter bank • Waterbury Clock Co. mantle clock w/ claw feet • Buck 110 fold knife w/ case • USMC knife • Quilts • J. Bros child's pale • Vintage Christmas paper decorations • Musical angels ornaments in box • Cincinnati Zoo pennant • Kay Ukulele in box • Scandalli L 993/68 Italian accordion in case • The Echo harmonica in box • Children's instruments • Antique tote box • Sunbeam & Timex Anniversary clocks • Danbury mantle clock • Lead glass table lamp • Cane w/ brass cobra head • Vintage Pyrex nest of mixing bowls • Hall silhouette bowl • Anchor glass measuring cup • Pampered Chef glass measuring cup • Old cutlery knives • Vintage green Kitchen Aid mixer • Nobility plate flatware in case • Andrea by Sadek cake knife & plate • Six bone china floral cups • English transferware platter • Granite canner • Stainless stock pot & other pots & pans • Canning jars • The Champion Juicer • Glassware & duck planter • Kitchenware • Cookbooks • Slide rule in original box • Brownie Reflex Synchro model camera in original box • Argus instant load 284 camera in original box • Focal Monitor camera in original box • Samsung DVD-V5500 DVD/VHS player • Vintage Sears Solid State TV • Lowery LK10 rhythmic keyboard • LP records • Bushnell binoculars • Wood porch swing

OWNERS: Marie Ritzert Trust, Dennis & Kevin Geiger Co-Trustees
Auction Manager: Jared Sipe • 260-750-1553

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