

REAL ESTATE & *Timed Online Only* PERSONAL PROPERTY AUCTION

TERMS AND CONDITIONS:

PROCEDURE: This property will be offered at oral auction in 1 tract. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A 10% down payment is due the day of auction with the balance in cash at closing. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of 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: All successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Personal Representative's deed.

CLOSING: The balance of the purchase price is due at 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administrative closing shall be shared 50-50 between Buyer and Seller. Any costs associated with securing a mortgage shall be paid by the buyer(s).

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Walk-over inspections permitted anytime during the marketing period. Further, Seller disclaims any and all responsibility for bidder's safety during any physical inspection of the property.

THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL. ANY OTHER ORAL STATEMENTS MADE.

ONLINE BIDDING AVAILABLE

REAL ESTATE & *Timed Online Only* PERSONAL PROPERTY AUCTION

Real Estate Date
Tuesday, Nov. 23rd
 @ 6:00 PM

Personal Property Date
Sunday, Nov. 21st
 @ 6:00 PM

For more information visit
 SchradeforWayne.com
 800.749.0445



ALLEN COUNTY, IN



SCHRADER REAL ESTATE & AUCTION
 of Allen Wayne

CORPORATE HEADQUARTERS:

950 N Liberty Drive
 Columbia City, IN 46125

Jared Sipe
 AUCTION MANAGER

260.750.1553
 AG63001504, AU10700099

GET OUR IOS APP: FOLLOW US ON:



800.451.2709 • 260.749.0445
 SchradeforWayne.com

SCHRADER REAL ESTATE & AUCTION
 of Allen Wayne

NOVEMBER 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
		7	8	9	10	11
		14	15	16	17	18
		21	22	23	24	25
		28	29	30		

REAL ESTATE & *Timed Online Only* PERSONAL PROPERTY AUCTION

Allen County, Indiana

Real Estate Auction:

On Felger Rd straight South less then a half mile of the personal property location.

24.8± Wooded Acres

- Good mixture of young and mature timber
- Excellent hunting and recreational use
- Great investment with future development potential
- Road frontage and access along Felger Rd.



Personal Property Auction:

Inspection Date: Friday, Nov. 19th • 2:00 - 6:00 PM

Load Out Date: Monday, Nov. 22nd • 10:00 AM - 6:00 PM

2012 Bobcat 5600 toolcat utility vehicle with loader bucket • 2014 Chevrolet Silverado pickup truck • Oliver 60 row crop tractor • Grasshopper zero turn mower • 1991 International 8200 semi-truck • 1996 Chevrolet Tahoe • Early Yamaha and Skiroule snowmobiles • 2008 Yamaha XT250 dirt bike • Reddy shop heater • Coleman Powermate air compressor • Small Hand tools • Four firearms • Furniture • Antiques and primitives • Space Mission pinball machine • Asteroids arcade game • Toys • Household items



Please visit www.schraderfortwayne.com for the link to the online bidding. The link will be posted no later than Sunday November 7th. Full descriptions and detailed pictures for each lot will be provided in the online bidding platform as well as full terms and conditions. Please call Jared Sipe with any questions, 260-750-1553.

Real Estate Auction Location:

Ideal Fish and Game Club 3450 US-33 N, Churubusco, IN 46723

Personal Property Location:

10810 US-33 N, Fort Wayne, IN 46818



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.



OWNER: Ronald Lamle Estate, Shannon Conners Personal Representative

AUCTION MANAGER: Jared Sipe, 260.750.1553



For more information visit SchraderFortWayne.com or call 260.749.0445