

WOODBURN ESTATE AUCTIONS

3 DATES: 2 PERSONAL PROPERTY & 1 REAL ESTATE AUCTION

**PERSONAL PROPERTY
TIMED ONLINE AUCTION ONLY!**

**BEGINS CLOSING:
THURSDAY, MARCH 30 • 6PM**

**REAL ESTATE - IMMACULATE 3 BEDROOM HOME
LARGE GARAGE & NEARLY 1[±] ACRE LOT!**

**TUESDAY, APRIL 18 • 6PM
AUCTION HELD ONSITE!**

**APPLIANCE TIMED
ONLINE AUCTION ONLY!**

**BEGINS CLOSING:
WEDNESDAY, APRIL 19 • 6PM**

MARCH	Su	M	Tu	W	Th	F	Sa	APRIL	Su	M	Tu	W	Th	F	Sa
				1	2	3	4								1
	5	6	7	8	9	10	11		2	3	4	5	6	7	8
	12	13	14	15	16	17	18		9	10	11	12	13	14	15
	19	20	21	22	23	24	25		16	17	18	19	20	21	22
26	27	28	29	30	31		23 ³⁰	24	25	26	27	28	29		

21704 WOODBURN ROAD, WOODBURN, IN

AUCTION MANAGERS:

REAL ESTATE: Jerry Ehle • 260.410.1996 #AU19300123

PERSONAL PROPERTY: Jared Sipe • 260.750.1553 #AU10700099

#AC63001504



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260.749.0445 • 866.340.0445 • SchraderFortWayne.com

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PREVIEW:

Tue, Mar. 28
from 4-6pm

Wonderful collection of Fenton Bells, Multiple Lazy Boy recliners, Harley Motorcycle helmet, Griswold skillet, Smith Brothers loveseat & couch, MCM dresser set, Pyrex, Pfaltzgraff serving pieces, Vaughan Bassett dresser set, Multiple curio cabinets, Assorted Angel collectibles, Assorted costume jewelry, 10k & 14k Chains, Assortment of pins, 16" Childs John Deere bicycle, John Deere 54" snow blade, Toro self propelled mower, Large fishing lures, Patio Furniture & more!

LOAD OUT:

Fri, 3/31 from
10am-6pm

APPLIANCE TIMED ONLINE AUCTION ONLY!

BEGINS CLOSING:

WEDNESDAY, APRIL 19 • 6PM



LOAD OUT:

Fri, Apr. 21 from
4-5:30pm

Like New Appliances! Side by Side Whirlpool Fridge, Gas Whirlpool Stove and Washer & Dryer

REAL ESTATE - IMMACULATE 3 BEDROOM HOME, LARGE GARAGE & NEARLY 1± ACRE LOT!

TUESDAY, APRIL 18 • 6PM | AUCTION HELD ONSITE!

HOME FEATURES:

- Galley Kitchen w/ full eat - in area
- Large Living Room
- Bedroom on Main Level
- 2 Bedrooms Upstairs
- 2 full baths on Main Level
- Beautiful Sun room w/ baseboard heat
- Gas Forced Air & Central Air
- Replacement Windows Throughout
- Very Large 24'x32' Garage w/ 3 overhead doors & 10'x15' added shop area
- Very Large, Nearly 1 Acre Lot
- Garden Area & Well Maintained Landscaping!



REAL ESTATE OPEN HOUSE:
Sun, Apr. 2 from 2-4pm
or Call Auction Manager
for Private Showing
(260.410.1996)

LOCATION: 21704 Woodburn Rd, Woodburn, IN

SELLER: Mary Rhoades Estate REAL ESTATE AUCTION MANAGER: Jerry Ehle • 260.410.1996 PERSONAL PROPERTY AUCTION MANAGER: Jared Sipe • 260.750.1553



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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: \$2,500 down payment on the day of auction. 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a Personal Representative's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before May 19, 2023.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the

offering of the property for sale.

ACREAGE: All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty

or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**