

REAL ESTATE 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: \$5000 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 Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a 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.

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.



7009 N. River Rd, Fort Wayne, IN 46815

AUCTION MANAGER:
MIKE ROY
260-437-5428

#AC63001504 • #AU08602044

Corporate Headquarters:
950 N. Liberty Drive,
Columbia City, IN 46725
800-451-2709

Follow us on:

260-749-0445 • 866-340-0445

SchraderFortWayne.com



MAY 2024						
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	31	
Timed Online Only - Closes 6pm						
JUNE 2024						
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						
Live Onsite - 6pm						

REAL ESTATE & PERSONAL PROPERTY 2 AUCTIONS Allen County, IN



ONLINE ONLY
PERSONAL PROPERTY AUCTION
Sunday, May 19th @ 6:00 PM

Antiques & Collectibles • Lawn & Garden/Tools
Furniture & Housewares

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



3 BEDROOM RANCH
REAL ESTATE AUCTION
Tuesday, June 11th @ 6:00 PM

1411 Scots Lane, New Haven, IN 46774





REAL ESTATE & PERSONAL PROPERTY **2** AUCTIONS Allen County, IN

3 BEDROOM RANCH REAL ESTATE AUCTION Tuesday, June 11th @ 6:00 PM

AUCTION LOCATION: 1411 Scots Lane, New Haven, IN 46774

3 Bedrooms • 1.5 Baths • Cherry Cabinets
GFA Furnace with Central Air • 2 Car Garage
Additional 22' x 24' detached Garage • Fenced rear yard
Adjacent to The New Haven Primary School Campus

OPEN HOUSES: Sunday, June 2nd • 2:00-4:00pm
Monday, June 3rd • 5:00-6:00 pm

ONLINE ONLY - PERSONAL PROPERTY AUCTION Sunday, May 19th @ 6:00 PM

PREVIEW: Thursday, May 16th • 4:00pm-6:00pm
LOAD OUT: Tuesday, May 21st • 12:00pm-5:30pm



- 1970 Chrysler 300 convertible, one owner, all original, only 40,000 miles!

ANTIQUES & COLLECTIBLES

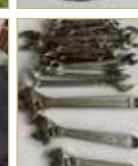
- Several vintage metal lawn chairs • MCM corner sectional
- Grabill Cabinets thermometer • Iron implement wheels
- Case pocket knife • Salesman Sample hand sink
- Leo Lanes bowling bag • Coke delivery truck
- Lincoln Logs • Copper boiler
- PRR Railroad lanterns
- Holden Auto Auburn metal thermometer
- Sterling items • IH Ertl tractor

LAWN & GARDEN-TOOLS

- John Deere LT150 riding lawn mower w/bagger
- Shop tools and equipment • Hand tools/lawn & garden tools
- 3750 Generac Generator • Air compressor
- Aluminum extension ladder

FURNITURE & HOUSEWARES

- MCM 60's bedroom suite • Several dressers
- Recliners and LR chairs • Refrigerator
- End Tables & lamps
- Large Quantity IU Basketball memorabilia



Terms on PP: 12% buyer's premium on all purchases except the 1970 Car, The car will be 5% BP. All items sold "AS-IS", please attend the preview to inspect all items. The charge card you register on HI Bid with will be charged at the conclusion of the auction unless arrangements has been made with the auction manager prior to the end of the auction. Payment on the automobile can be made by check, cash or ACH.



SCHRADER
REAL ESTATE & AUCTION

AC63001504, AU08602044

of Fort Wayne

Seller: Dorothea Steiner & the late "Griff" Steiner • **Auction Manager:** Mike Roy, 260-437-5428

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