

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 Sellers' 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 Prorated 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.

PERSONAL PROPERTY TERMS:

12% Buyer's Premium on all purchases. The credit card you register on Hibid with be processed at the conclusion of the auction. All items sold "as-is". Please attend preview to inspect all items.



7009 N. River Rd, Fort Wayne, IN 46815

AUCTION MANAGERS:

MIKE ROY, 260-437-5428

JERRY EHLE, 260-410-1996

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JULY 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						
JULY 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			
Live Onsite at 6pm						



1556 MacPherson Dr., New Haven, IN 46774 (Auction held on site)



Antiques & Collectibles
Furniture
Household & Outdoor Items



Auctions 2

Timed Online Only **PERSONAL PROPERTY**
Sunday, July 7th @ 6:00pm (Lots Begin Closing)

REAL ESTATE
Monday, July 29th @ 6:00pm



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Auctions 2

Timed Online Only **PERSONAL PROPERTY**
Sunday, July 7th @ 6:00pm (Lots Begin Closing)

REAL ESTATE
Monday, July 29th @ 6:00pm

REAL ESTATE PREVIEW:
Sunday, July 12th • 2:00-4:00pm

REAL ESTATE - Monday, July 29th @ 6:00pm

Auction Held On Site: 1556 MacPherson Dr.,
New Haven, IN 46774 (Highland Terrace subdivision)

ONE OWNER RANCH HOME IN HIGHLAND TERRACE

- 3 BEDROOMS
- 1.5 BATHS
- EXTRA LARGE FAMILY ROOM
- COVERED REAR PATIO
- CONCRETE DRIVE WITH EXTRA OFF STREET PARKING
- GREAT LOCATION NEAR THE SCHOOLS
- BUILT IN CHINA HUTCH



Note: The Meyer's built this home in 1963 and raised their family here. Take this opportunity to purchase this one owner quality home in a great location convenient to schools and shopping.

Timed Online Only **PERSONAL PROPERTY** Sunday, July 7th @ 6:00pm (Lots Begin Closing)

PERSONAL PROPERTY PREVIEW:
Tuesday, July 2nd • 4:00-6:00pm

LOAD OUT:
Tuesday, July 9th • 12:00 Noon-5:30pm

ANTIQUES & COLLECTIBLES • FURNITURE • TOOLS

• ANTIQUE TELEPHONE COLLECTION • CROCKS • MCM DÉCOR

Antiques & Collectibles:

- Bakelight Telephones
- Candlestick Telephones
- Mantle Clock
- Several Crock
- MCM Starburst wall clock
- Smoking stand
- Vintage Globe
- Wooden letter blocks
- Easy Bake Oven
- Large Wicker baby bassinet basket
- Vintage Corningware
- Suzy Cute doll & case
- Seyferts Potato Chip tin
- Crochet Yarn stand
- Barn & RR lanterns
- Small toy size red wagon
- Colorwheel tree light
- Advertising Yardsticks

- Vintage pinball marble game
- Vintage Murry men's bicycle
- Early metal tricycle
- Longaberger baskets
- Phone pole insulators
- Early glass bottles

Furniture:

- Plaid reclining sofa & loveseat
- Antique chests & dressers
- Metal/brass bed
- Wing back chair
- Recliner and other LR chairs
- Kneehole desk
- Oak finish table set
- Lamp & end tables & lamps
- Frigidaire upright freezer

Household & Outdoor Items:

- Stihl 017 Chainsaw
- Assorted garden tools
- Stepladder
- Toro 18" Snowblower
- Covered porch glider
- Gas grill
- Many folding lawn chairs
- Aluminum convertible dolly
- Garage cabinets
- Canning jars
- Victorio grinder strainer
- SS stock pot
- Aluminum roaster & cookware
- Dishware and décor items



SELLERS: PAUL & KATHLEEN MEYER • AUCTION MANAGERS: MIKE ROY & JERRY EHLE

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