

**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 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**

AUGUST 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



**Allen County, IN**

- 3 Bedroom Home
- Furniture
- Lawn & Garden/Tools
- Collectibles & Misc



866-340-0445

260-749-0445

SchraderFortWayne.com



# Real Estate & Personal Property Auctions

**• ONLINE ONLY •  
PERSONAL PROPERTY**

*Lots Begin Closing:*

**Sunday, August 11<sup>th</sup>  
@ 6:00 PM**

**• REAL ESTATE •**

*7117 Country Hill Drive  
Fort Wayne, IN 46835*

**Monday, August 26<sup>th</sup>  
@ 6:00 PM**



Allen County, IN

Real Estate

MONDAY, AUGUST 26<sup>th</sup>

@ 6:00 PM

AUCTION LOCATION:

7117 COUNTRY HILL DRIVE,  
FT. WAYNE, IN 46835

- 3 Bedroom
- One and one-half story home
- 2 ½ baths • 1420 square feet
- Sunroom/family room
- Walk in attic for great storage
- Fireplace
- Large walk-in pantry
- Great northeast location
- Fenced-in, scenic rear yard

Mr. Shuster was a Purdue Master Gardener so the landscape is loaded with exceptional plants.



# Real Estate & Personal Property Auctions



Real Estate Open Houses:

Sunday, August 11<sup>th</sup> • 2-4 PM | Monday, August 19<sup>th</sup> • 4-6 PM

• Online Only •  
Personal Property

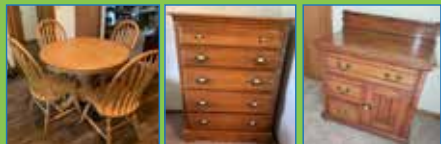
Lots Begin Closing:

SUNDAY, AUGUST 11<sup>th</sup>

@ 6:00 PM

PREVIEW LOCATION:

7117 COUNTRY HILL DRIVE,  
FT. WAYNE, IN 46835



### 2 ONE OWNER ESTATE CARS

- **2016 Ford Mustang V-6**, 3.7L, red w/ black interior, 23,xxx miles, drives as it should, bought new at Bob Thomas Ford, VIN# 1FA6P8AM3G5201917
- **2022 Honda Civic LX4 Sedan**, 4186 miles, bought new at Don Ayres Honda, black on black, 2.0L motor, VIN# 2HGFE2F-20NH584632

### FURNITURE

- **Smith Brothers quality sofas** and chairs
- **Sleep Number queen bed** • **Oak finish bedroom suite** • **Oak finish dinette** • **End tables & lamps** • **50" Samsung television** • **Desks-foyer table** • **Card tables** and chairs
- **Modern barrister style bookcase** • **Assorted chests** and dressers



### LAWN & GARDEN • TOOLS

- **Toro Vortex push** mower, self propelled • **Toro snow** blower • **Stihl** and other battery lawn tools • **Electric chain saw** • **Craftsman tool box**, loaded • **Lawn & garden tools**
- COLLECTIBLES & MISCELLANEOUS**
- **14K pendants** & necklaces • **Sterling pendants**
- **Dodgers & Beatles** memorabilia • **Mustang metal signs** & memorabilia • **Buffalo nickel** and other assorted coins • **Many CD's & DVD's** • **DVD box sets** • **Cookware**, small appliances, kitchen items • **Corningware** dishes • **Bird feeders** and lawn décor items • **Gas grill** • **Potting bench**

Personal Property Preview:

Thursday, August 8<sup>th</sup> • 4-6 PM

LOAD OUT:

Tuesday, August 13<sup>th</sup> • 10AM-5:30PM



Terms on PP: 12% buyer's premium on all purchases, except for cars, please read details on website. 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 automobiles can be made by check, cash or ACH.



Seller: Kirk S. Shuster Estate • Attorney Daniel Nieter | Auction Managers: Mike Roy, 260-437-5428 & Jerry Ehle, 260-410-1996

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