

REAL ESTATE AUCTION

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$1500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction.

The final bid is subject to the Seller's acceptance or rejection.
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 closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.
POSSESSION: Possession day of closing, immediately following the closing.
REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.
SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Co. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTY: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of

his or her own independent inspection, investigations, inquiries, and due diligence concerning the property. The Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and 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 Road Fort Wayne, IN 46815

AUCTION MANAGER: MIKE ROY & JERRY EHLE

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CORPORATE HEADQUARTERS

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Follow us on:



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NOVEMBER 2014						
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Fort Wayne, Indiana • Allen County



Personal Property - 3:30PM
Real Estate - 6:00PM



A Classic Home! Built in 1954 & Still Shining Like New!

3 Very Spacious Bedroom Home with Partial Basement

• Appliances • Antiques and Collectibles

• Furniture • Housewares

• Tools-Outdoor



Thursday, November 13

10924 W. Rosewood Circle, Fort Wayne, IN

OPEN HOUSE TO PREVIEW THE REAL ESTATE: SUNDAY, OCTOBER 26 FROM 2 – 4PM OR CALL OFFICE FOR PRIVATE VIEWING!



Home & Personal Property **AUCTION** *Thursday, November 13*

LOCATION: 10924 W. Rosewood Circle in MARDEGO HILLS
(Located off of Coldwater Road, across from Pine Valley)

REAL ESTATE TO SELL AT 6:00 PM

A CLASSIC HOME! BUILT IN 1954 AND STILL SHINING LIKE NEW! Beautiful Brick Exterior • Immaculate Hardwood Floors • Limestone Corner Fireplace • Spotless Kitchen and Like New Restored 50's Cabinets • Large Half Acre Lot with mature trees • All Refinished Woodwork!

MORE HOME FEATURES:

- 3 Very Spacious Bedrooms with hardwood flooring in all!
- Beautiful Galley Style Kitchen with dining area!
- Gorgeous Living Room with the Corner Limestone Fireplace!
- Huge Family Room off of the back for entertaining!
- Partial Basement for great Storage area!
- 2 Car Finished Garage with Built-in work bench and cabinets
- Newer Lennox Furnace and does have Central Air
- Back Patio off of Family Room
- Large Garden Area in back yard!

Annual Taxes: \$1,204 with exemptions!

Schools: Oak View Elem., Maple Creek Jr. High, Carroll High

AUCTIONEER'S NOTE: This home is so ready for someone to move into! Location, Amenities, NW Schools! This home is perfect for the young professional looking for that "Retro" décor! Great Senior home on one level or bring the kids with the three spacious bedrooms! The Perfect Home for All!!

SELLER: The Cleo Mae Merriman Estate

AUCTION MANAGERS: Jerry Ehle & Mike Roy

260.749.0445 | 866.340.0445



SchraderFortWayne.com
VISIT WEBSITE FOR MORE PHOTOS

PERSONAL PROPERTY TO SELL AT 3:30PM

APPLIANCES: Amana washer & electric dryer, NEW IN MARCH OF 2013 from Stucky Bros., mod.#'s NTW4650YQ-NED4600YQ • **Kenmore 21 CF** refrigerator, white, w/ bottom freezer • **Montgomery Wards** upright freezer w/cooling shelves • **Kelvinator** garage refrigerator • **GE** dehumidifier (like new)

ANTIQUES & COLLECTIBLES: **PACKARD FORT WAYNE PUMP ORGAN & STOOL**-very ornate in excellent condition-works • **International Sterling "Queen's Lace Pattern"**- 58 pcs. Service for 8 in case • **Candlewick by Imperial** 48 pcs. Including 12" handled tray, covered butter, tumblers, cups & saucers, 7" salad plates & much more • **Hanover "Coronation"** china service for 8 • 50's frosted glass chip & dip set • **Bavarian** large serving china bowl • small vintage red **Pyrex** bowl • china portrait plate • **Pyrex McDonalds** mug • large selection of costume jewelry • several fur coats • vintage **Zenith** console stereo • blue retro vinyl side chair • **(6) Clark Bronson** bird plates • cast iron skillets-Erie #9 & 5-Favorite #8 & 9 • apple peeler • skeleton keys • **Bakelite Monophone** telephone • cream & green enamelware colander • vintage Christmas decorations • many blue **Ball** jars • industrial vintage 24 drawer metal cabinet • enamelware & graniteware • **Smith Glass** 14 pc. punch bowl set w/ large underplate • wood **Walter Baker Chocolate** dovetailed box • vintage desk lamp • wall bracket lamp • vintage chrome canisters • aluminum canisters • snack sets • ornate picture frames • vintage portraits & group photos

FURNITURE: Tell City "Young Republic" maple 4 pc. King size bedroom suite, excellent condition • **Temple Stewart** formal dining table & 4 chairs • **Flexsteel** beige recliner • oak jewelry armoire • cast aluminum patio table w/ 4 chairs & side table • brass floor lamp • suitcase valet • plant stands • 70's orange & brown sofa • silk tree • **48" X 90" SLATE POOL TABLE-ALUMINUM EDGING-ALL WOOD CONSTRUCTION-EXCELLENT CONDITION**

HOUSEWARES: **Kenmore** portable sewing machine • card table & chair set • office chair • **Electrolux** canister vacuum • **Kodak** slide projector & screen • **SS** cookware • canners • pots & pans • **SS** flatware • kitchenware • coffee maker • toaster • large floor safe • large bell collection • new convalescent commode • family scale • large selection of Christmas decorations • floral arrangements • decorator items

TOOLS-OUTDOOR: **Forney** arc welder • **Craftsman** bench grinder • bench vise • axe • potato fork • maul • aluminum scoop shovel • garden tools • hand tools • **Craftsman** sockets • large **Craftsman** tap & die sets • electric weed eaters • brace & bits • draw knife • 4 fishing rod & reels • aluminum chase lounge chair • lawn chairs • ping pong table • metal **Coleman** cooler • gas grill • bicycles

