

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2500 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 pro-rated 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 WARRANTIES: 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 inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction 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.



Southwest Aboite Twp.
9121 Dawnsford Drive, in Winterfield



7009 N. River Road, Fort Wayne, IN 46815
749-0445 • 866-340-0445
#AC63001504, #AU19300123

Auction Manager: Jerry Ehle

OCTOBER 2014													
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								



SCHRADER CORPORATE OFFICES

P.O. Box 508, 950 N. Liberty Dr., Columbia City, IN 46725
800-451-2709 • 260-244-7506 • SchraderAuction.com

SchraderFortWayne.com
EhleAuctions.com

3 Bedroom Home

Southwest Aboite Twp.

9121 DAWNSFORD DR., IN WINTERFIELD
(located off of Aboite Center Road)



Late Model Car
Appliances & Furniture
Antiques & Collectibles
China & Glassware
Housewares
Tools & Garage Items
Outdoor Items

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

AUCTION
Wednesday, October 29
Personal Property 3 PM • Real Estate 6 PM



AUCTION • Wednesday, October 29

PERSONAL PROPERTY: 3:00PM



AUTO: 2009 Buick Lacrosse CXL, leather, all power, heated seats, burgundy, new tires, 3.8L, 74K mi. vin#2G4WD582791192600



APPLIANCES: Whirlpool side by side refrigerator w/ water & ice in door • Whirlpool 30" white elec. range • Whirlpool Ultra Care II elec. dryer & washer • Montgomery Wards upright freezer • Emerson microwave on stand



FURNITURE: Split King hydraulic beds w/ faux brass headboard • North Carolina lighted china hutch • oval dinette w/ 4 chairs, 2 leaves • Lazy Boy tan recliner • Clayton Marcus Lazy Boy plaid sofa, like new • 6 drawer dresser w/ mirror • twin bed • 4 drawer file cabinet • maple bookcase • country blue plaid sofa • rose wing back chair • 60's chest of drawers • computer desk & chair • coffee table w/ drop sides • pair of lamp tables • marble shelf plant stand • maple rocker



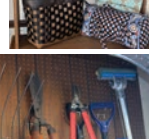
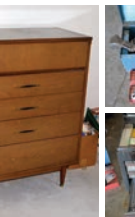
ANTIQUES & COLLECTIBLES: Mahogany kneehole desk & chair • Vintage Westinghouse metal fan • 10 Longaberger baskets • soft side black vinyl Longaberger • 1955 Lincoln Life 50th anniversary compact • Lincoln Life collectibles • Fisher Price vintage toys: barn, bus & others



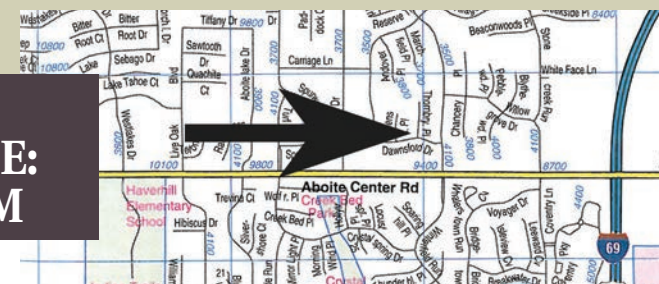
CHINA & GLASSWARE: Noritake Blair Rose service for 8 china • 6 English bone china snack sets • Colony creamer & sugar & relish • small blue hobnail vase • Fenton red fluted edge dish • service of 8 ruby red candlewick stems, 3 sizes • Candlewick heart shaped nappee • several crystal vases



HOUSEWARES: Keurig B60 coffee machine • Edon Pure US1000 heater • RCA home stereo w/ CD player • 2 new 31 bags & totes • 3 sets of card tables & chairs • Basic Essentials cookware w/ glass lids • Sport Rider exercise machine • assorted Pyrex • kitchenware • small kitchen appliances • towels • Tupperware • Christmas decorations • DVD-VCR player • metal Coleman cooler • Large selection of decorators & pictures



9121 Dawnsford Drive, in Winterfield



REAL ESTATE: 6:00PM

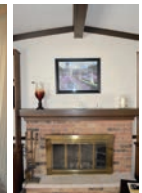


REAL ESTATE FEATURES:

- Immaculate home, ready to move in! Great yard and landscape!
- Open Kitchen into Spacious Family room with fireplace and built-ins
- Large front Living Room
- Master Bedroom with 1/2 bath
- Utility Room
- Gas Forced Air / Central Air
- 2-car Attached Finished Garage
- Southwest Schools
- Many Updates to include: New Roof, new driveway, newer furnace and central air, newer countertops, newer walk-in shower, updated windows, newer blinds, newer carpeting, and much more!!

Annual Taxes: \$1081 with exemptions

SELLER:
Rosmary Gable Estate



AUCTIONEER: JERRY EHLE

SCHRAMER
REAL ESTATE AND AUCTION
of Fort Wayne, LLC

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