

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2,000 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. Seller reserves the right to reject any and all bids.

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 on or before November 16, 2016. 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 closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. 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.



7009 N. River Road
Fort Wayne, IN 46815

Auction Manager: Jared Sipe
260-749-0445 • 866-340-0445
#AC63001504, #AU10700099

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OCTOBER 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
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18534 Paulding Road, Monroeville, IN

- Ranch Home with Full Basement
- 1.78 Acre Lot with Pond

*18534 Paulding Road
Monroeville, IN*



REAL ESTATE AUCTION

THURSDAY, OCTOBER 13 • 6:00 PM





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THURSDAY, OCTOBER 13 • 6:00 PM

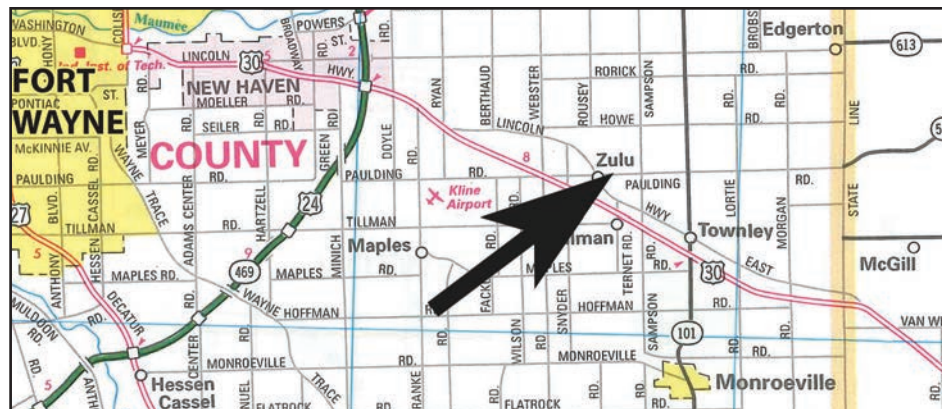
3 Bedroom Home on 1.78 Acre Lot w/ Pond

ADDRESS: 18534 Paulding Rd., Monroeville, IN 46773

DIRECTIONS: Take Lincoln Highway E. into Zulu and turn East onto Paulding Rd. Property sits on the right (South) side of the road.

MAJOR UPDATES: Geothermal heat and air installed new 2014 • Septic system installed new 2003 • Well and sump pump installed new 2009 • Asphalt shingle roof complete tear-off new 2005 • Newer vinyl replacement windows • Updated 100 amp electrical breaker box • Newer vinyl siding

- Ranch Home 1,272 square feet
- Full basement 1,092 square feet with poured concrete foundation
- Built 1952
- 6 rooms, 3 bedrooms, 1 1/2 bathrooms
- Kitchen: 8x20
- Family Room: 13x15
- Bedroom 1: 10x11
- Bedroom 2: 11x12
- Bedroom 3: 9x12
- Breezeway with half bathroom: 10x16
- Some hardwood floors
- 2 car attached garage: 20x23 with concrete driveway
- Outbuilding: 16x24 with metal siding and roof, concrete floor, and electrical
- Vinyl siding
- 1.78 acre lot with pond
- Covered concrete patio
- 2015 pay 2016 taxes: \$584.74 with homestead, and over 65 deductions
- East Allen Co. School District (Heritage)
- Great rural location, close to Highway 30 for easy access to Ohio, New Haven, and Fort Wayne



OWNER: Teresa Voirol Estate, Diane Suntken Personal Representative

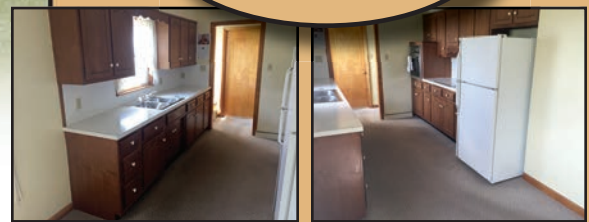


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SALE MANAGER: Jared Sipe
260-750-1553



OPEN HOUSE:
Sunday, September 25
2pm-4pm



Visit our website for more photos