

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a whole with bid increments at the discretion of the auctioneer.

DOWN PAYMENT: \$7,500 as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.

APPROVAL 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 price is subject to the Sellers acceptance or rejection and bank approval.

DEED: Seller shall provide a Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 30 days after proof of merchantable title. Sellers shall not be responsible for

any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to the day of closing.

SURVEY: There will be no survey. The property shall be deeded with the existing legal description.

DISCLAIMER AND ABSENCE OF WARRANTIES:

All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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. All sketches and dimensions in

this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.



P.O. Box 508 • 950 N. Liberty Dr.
Columbia City, IN 46725

800-451-2709

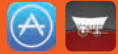
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Auction Manager:

Ritter Cox 260-609-3306

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OCTOBER 2016						
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AUCTION

Real Estate & Personal Property

Allen County • 7722 Bojrab Drive, Fort Wayne, IN 46835

Real Estate & Personal Property
AUCTION

Allen County Beautiful 2339 sq. ft. Ranch Home
3 Bedroom • 2 Bath • Custom Kitchen Cabinets • Car • Furniture • Shop Tools

Wednesday, October 12

Personal Property • 4pm

Real Estate • 5:30pm



800-451-2709 • www.SchraderAuction.com



7722 Bojrab Drive,
Fort Wayne, IN 46835

7722 Bojrab Drive, Fort Wayne, IN 46835

Real Estate & Personal Property AUCTION

Wednesday, October 12

Personal Property • 4pm
Real Estate • 5:30pm

LOCATION: 7722 Bojrab Drive, Fort Wayne, IN 46835. On northeast side of Fort Wayne, at intersection of St. Joe Center Road & Lahmeyer Road, travel south on Lahmeyer Road approximately 1/4 mile to Bojrab Drive, then left to property on right (watch for signs).

PROPERTY DESCRIPTION: Lot size is 100'x200'. Spacious lot with mature trees. Home is well kept, approximately 2339 sq. ft., ranch with central air. John was a cabinet maker. Very extensive, complete cabinetry and display area which include great storage. Home includes kitchen with custom built maple cabinets, Corian counter tops and side-by-side refrigerator. 3 bedrooms with large master, 2 baths, dining room, family room with gas log fireplace, Florida room with sliding glass doors, laundry room, room for office/hobby area and also a 2-car garage. Property also includes 2003 24'x28' 2-story shop building, full concrete, Industrial power source, 220 power, loft with bar (entertainment room), also detached 12'x22' single garage with full concrete and portable storage shed for lawn and garden tools.

Auctioneer's Note: John & Cheri are moving to Florida. Be prepared to bid your price on a beautiful property and high quality furniture and wood working tools.

CAR • FURNITURE • SHOP TOOLS • MISC.

- **2001 Lincoln Continental**, 4 door, auto, leather, loaded, 82,963 miles
- **Oak 7 piece bedroom suite** (full head board, dresser, (2) small dressers with mirrors, 4 drawer chest of drawers) • **Maple bedroom suite**, twin head board, high boy, night stand • **King bed** with memory foam on 2 twin frames • **Oak custom built high boy**, 11 drawers • **Oak secretary** with drop down table • **Oak 2 piece cabinet** with bookcase & glass display • **Oak bookcase** • **(2) Antique side tables** • **Oak small roll top desk** • **Oak chair** • **large 3 piece wood entertainment center** • **Oak wood glider** • **special order red dual reclining love seat** (like new) • **wood hall tree** with mirror, marble top & umbrella stand • **(2) Karpen** kidney shaped over stuffed sofas • **(2) swivel** crescent arm chairs • **Pennsylvania** house dining table with 6 chairs, 2 leafs, (nice) • **modern living room set** • **2 end tables** • **coffee table** & buffet • **reclining elec. massage chair** • **People Pleaser leather** recliner • **(2) side tables** • **maple wood drop leaf table** • **5 pc. Bamboo** patio set, glass, 4 chairs • **misc. lamps** • **linens** • **white patio set** • **Bamboo bakers rack** • **computer stand** • **2014 Amana** heavy duty washer & dryer • **Craftsman upright air compressor** • **8 1/4" radial arm saw** • **12" mitre saw** • **6" bench grinder** • **16" scroll saw** • **dust collector** • **tool box** (3) stack • **16 gal. shop vac** • **(3) work benches** • **HDC band saw** • **Dewalt drill** • **Delta Wood shaper** • **double lathe** & 10" table saw • **9" wood shop disc sander** • **Campbell Hausfield** air compressor • **Ryobi** surface planer • **Grand Rapids** drill press • **Olympia** bench vise • **wall mount hand drill press** • **shop cabinets** • **wood work benches** • **Project Center** roll around bench • **14" Makita** chop saw • **saw horses** • **CP & Pascode** nailers • **blue organizer** with hardware • **(2) 2 drawer metal storage** • **(3) file cabinets**, 2 drawer • **file cabinet**, 4 drawer • **misc. shop** & wood working tools • **antique tools** • **2 man saw** • **wood pulleys** • **Dietz lantern** • **wood planers** • **scythe** • **woodvise** • **Craftsman LT 2000 riding mower** & bagger • **Breakman SS gas grill** • **yard art** • **air broom leaf blower** • **floor jacks** • **jack stands** • **elec. power washer** • **yard tools:** shovels, rakes, culti. plow • **yard cart** • **lawn edger**, elec. • **wish-ing well** • **fire ring** • **wheel barrow** • **stacks of misc. lumber** • **battery charger**, elec. • **alum. ladder** • **alum. folding ramps** • **tool boxes** • **Hedge Hog** brush trimmer • **Ryobi** weed eater, elec. • **shop cabinets** • **New craft items** & décor • **many other items** to numerous to list

INSPECTION DATES:

Sunday, September 18th

1:00PM – 3:00PM

Sunday, September 25th

3:00PM – 5:00PM

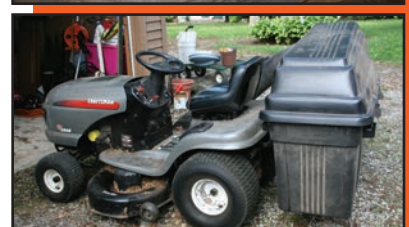
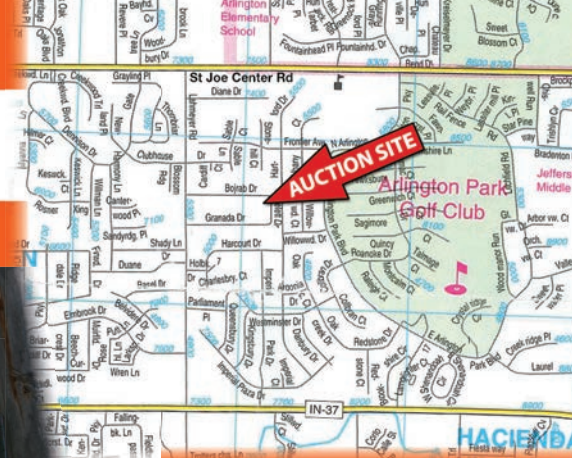
Sunday, October 2nd

3:00PM – 5:00PM or by

appointment

Wednesday, October 12th

10:00AM – Sale Time



SCHRADER
Real Estate and Auction Company, Inc.

Check our website for more photos!

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OWNERS: John & Cheri Goldsmith

SALE MANAGER: Ritter Cox