

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 December 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 prorated to the day of closing.

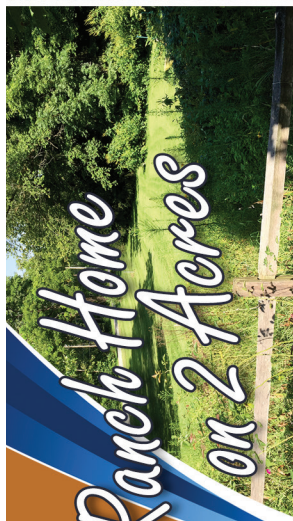
SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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.



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC
7009 N. River Road
Fort Wayne, IN 46815

Auction Manager: Jared Sipe
260-749-0445 • 866-340-0445

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NORTH MANCHESTER, IN



Ranch Home on 2 Acres

Real Estate AUCTION

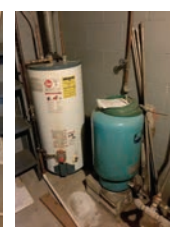
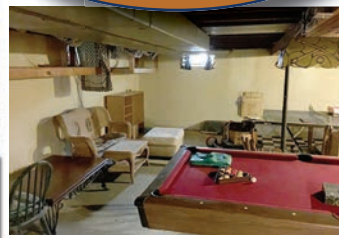
Wednesday, November 16
at 5:30 pm



866-340-0445
SchraderFortWayne.com



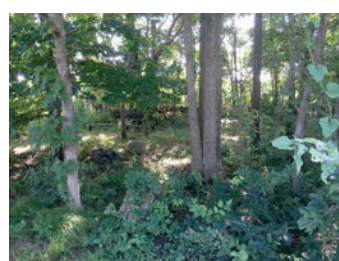
Open House:
Sunday, November 6
from 2-4pm



Real Estate **AUCTION**
Wednesday, November 16 • 5:30 pm

3 Bedroom Ranch Home on 2 Acres
2168 E. Singer Rd., North Manchester, IN 46962

- Ranch home 960 Sq. Ft.
- Full basement 960 Sq. Ft., concrete block
- Gas forced air heat and central air
- Sump pump
- 3 bedrooms
- 1 full bath
- Kitchen: 11x15
- Family room: 12x21
- Bedroom 1: 10x11
- Bedroom 2: 11x12
- Bedroom 3: 11x12
- 1 car attached garage 20x24
- Stone circle drive
- Scenic partially wooded 2 acre lot
- Private well and septic system
- Rear concrete patio
- Great rural location close to town
- 2015 pay 2016 taxes: \$156.20 w/ homestead and mortgage deductions



OWNER: DIANN APPLGATE ESTATE,
Cara Amelio personal representative,
Tammy Keirn attorney for the estate

SALE MANAGER:
Jared Sipe, 260-750-1553



SCHRADER
REAL ESTATE & AUCTION
& Fort Wayne, LLC

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