

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at public 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. 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 Warranty 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 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 Rd.,
Ft. Wayne, IN 46815

AUCTION MANAGER:
Jerry Ehle

866-340-0445 / 260-749-0445

#AC63001504, #AU19300123



May 2017						
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	29	29
30						

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13120 CHERRY STREET, LEO, INDIANA

2 Auctions

Personal Property:

Saturday, May 13 @ 9AM

Real Estate:

Tuesday, May 16 @ 6pm



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2 Auctions

Personal Property: Saturday, May 13 @ 9AM

Real Estate: Tuesday, May 16 @ 6pm

**Waterfront 3 bedroom
/ 3 bath home on
full basement**

- Antiques & Collectibles
- Shop and woodworking tools
- Furniture and Household
- Lawn & Garden



13120 CHERRY STREET, LEO, INDIANA



Auctions

REAL ESTATE & PERSONAL PROPERTY

Real Estate: Tuesday, May 16 @ 6pm

GREAT LOCATION IN LEO / CEDARVILLE!: **Property Address: 13120 Cherry Street, Leo, Indiana.** **Waterfront Property! A Gorgeous, Ranch style home with 3 Bedrooms, 3 Full Baths, on a Full finished walk out basement!** Enter the home into spacious foyer area, then into a beautiful family room with hardwood floors and fireplace! There is a large window providing a scenic view over the backyard and water. The large kitchen with ceramic counter tops and back splash provides plenty of cabinets and pantry area. Located just off of the kitchen is a screened porch with deck, and a patio below. The master bedroom suite features a full bathroom with shower, jetted tub, double bowl sinks, and walk in closet. There is an open stairway to the lower level. The lower level has a great room with corner brick fireplace and a wall of windows overlooking the water. There is a large storage area plus a great workshop with outside access! A two car attached garage with pull down stairs to attic access adds convenience and storage, and there is a walking covered bridge over the water with additional outside landscape and amenities!



Open house to preview the Real Estate:
Sunday, April 23rd from 2 - 4pm, or call office for private showing!



Personal Property: Saturday, May 13 @ 9am



2004 HONDA PILOT EX-L 4X4: 3.5L, fully loaded, leather heated seats, navigation, only 61k miles, vin# 2HKYF18734H532781

OUTDOOR & GARDEN ITEMS: 15' "Old Towne" fiberglass canoe • **Toro push mower,** rear bagger, self-propelled • **16" & 18" Toro snow blowers** • **large selection of garden tools** • **patio table and chairs** • **lawn chairs** • **large volume lawn decorations,** squirrel feeders and bird feeders • **rotary compost bin** • **Huffy men's 3 speed bike** • **pet cages**

TOOLS: 32' fiberglass extension ladder • **maple hobby work bench** • **Craftsman digital radial arm saw** • **(3) portable air compressors** • **stick welder** • **framing, trim and pin air nailers** • **10" compound miter saw** • **7 1/4" sliding miter saw** • **Craftsman 19.2 volt tool kit** • **NIB Craftsman power hammer** • **Craftsman sanding center** • **benchtop spindle sander** • **benchtop drill press** • **Shop Smith floor model band saw** • **Ryobi benchtop band saw** • **Bosch hammer drill** • **many power hand tools** • **Craftsman router with table** • **Dremel tool** • **6' fiberglass step ladder** • **folding aluminum ladder** • **Homelite 16" chain saw** • **electric chain saw** • **creeper** • **(3) 2 wheel dollies** • **log chain** • **come a long** • **Craftsman 7.75 HP power washer** • **Chicago wet tile saw on stand** • **2.25T floor jack** • **biscuit joiner** • **Kreg drill dowel system** • **hundreds of hand tools** • **levels, clamps** and much much more

ANTIQUES AND COLLECTIBLES: **Camel back trunk** • **wood coffin with glass window** • **110+ stereoscope cards** and (2) viewers • **B&W nudes stereoscope slides (reprints)** • **WWI stereoscope cards** • **early Santa Stereoscope card** • **Vargas poster** • **68" pin up calendar** • **6" pin up poster** • **military cavalry hat** • **Shriner's fez** • **Sandusky #120 molding plane** • **Stanley #80 draw**

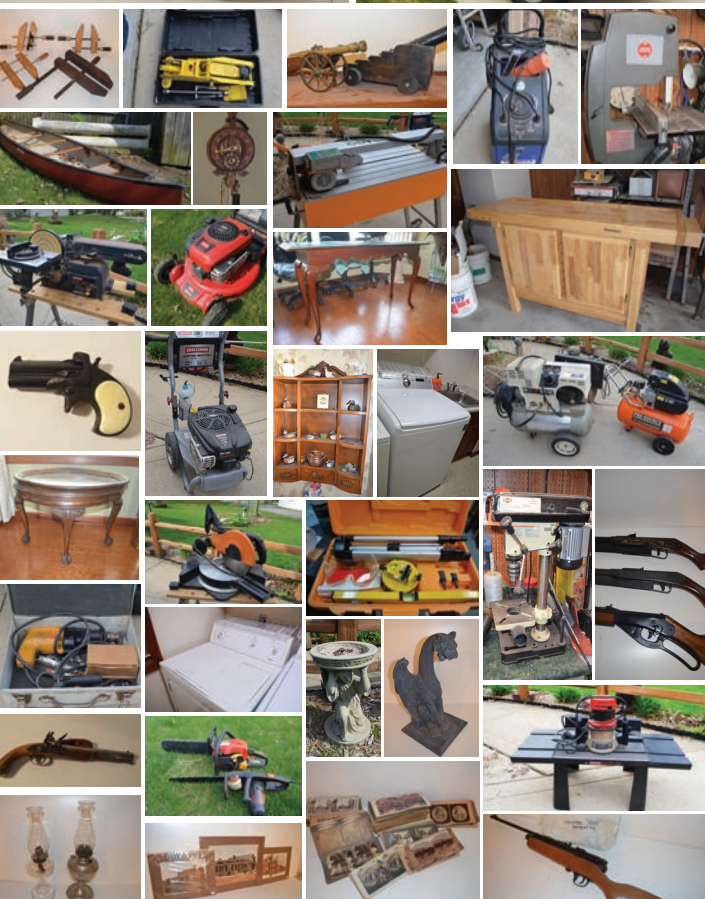
plane • **1955 Spiegel catalog** • **metal bridge signs** • **30" sign hanging bracket** • **metal factory cart** with iron wheels • **pottery umbrella stand** • **brass umbrella stand** • **Fort Wayne history** and photo books • **Flo Butler Ft. Wayne watercolors** • **collection of Freemason's books** • **many art books** • **large bronze eagle figurine** • **primitives, foot warmer, horse collar, oil lamps, block plane, hanging scale** and much more

SHOTGUN, BLACK POWDER AND BB GUNS: **H&R 16 ga. Single barrel shotgun** "Bay State" • **(2) black powder pistols,** Belgium Centennial Harper's Ferry 1807, 54 caliber with case and loads • **Derringer model TA 38 boot pistol** • **23 BB & Pellet guns** including Crossman "400" repeater, Daisy Powerline "990" pump, Daisy Red Ryder in box and many many more!

50+ WALKING STICK AND CANE COLLECTION: **Cobalt glass handled,** sterling handled, figural heads, hand carved and many more!

20 MODEL CANNON COLLECTION: **Brass, cast iron,** and wood; several of them are operational.

FURNITURE, APPLIANCES, & HOUSEHOLD: **King bed** • **Samsung washer** with SS drum • **Kenmore electric dryer** • **side chairs** • **area rugs** • **bookcases** • **computer desks** & chairs • **Singer Inspiration sewing machine** • **dorm fridge** • **7 metal shelving units** • **Howard Miller oak wall clock** • **Corvette lamp** • **Budweiser lighted clock** • **30" decorator clock** • **many reams of new pastel colored paper** • **3 weighted wood gear wall clocks** • **large oriental urn** on stand • **many wall clocks,** novelty, advertising • **SS grill** • **framed art and wall pictures** • **dozens of yard art** and outdoor decorator items • **many cast gargoyles** and hundreds of decorator items!



Seller: Marcia Fritz
Auction Manager: Jerry Ehle

SCHRADER
REAL ESTATE AND AUCTION
of Fort Wayne

Call or Visit our
Website for brochure
& more pictures!

866-340-0445