

**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 Warranty Deed.
CLOSING: The balance of the purchase price is due at closing, which will take place on or before December 15, 2017. 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 by Hand to Plow Surveying. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey being 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.



5± acres • Roanoke, IN

Excellent Location • Ranch Home • Scenic, Wooded Lot • Huntington Co. Community Schools

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
 #AC63001504, #AU10700099

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
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19	20	21	22	23	24	25
26	27	28	29	30		

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 www.SchraderFortWayne.com

Roanoke, IN

5± acres

- Excellent Location
- 1404 sq. ft. Ranch Home
- Scenic, Wooded Lot
- Huntington County Community Schools

real estate

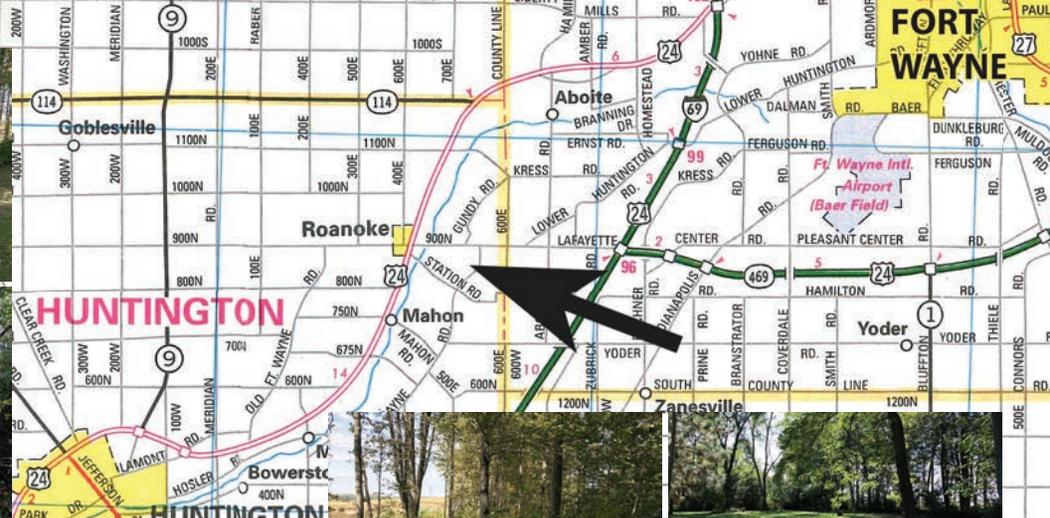
ONLINE BIDDING AVAILABLE

Thursday, November 9

6:00 pm

SCHRADER
 REAL ESTATE & AUCTION
of Fort Wayne, LLC

AUCTION



Thursday, November 9 6:00 pm

AUCTION

LOCATION:

8428 N. Mayne Rd., Roanoke, IN 46783.

Directions: Take Lafayette Center Rd. West of I69/I469 interchange to North Mayne Rd. and turn South (left) and follow curve to the right to property.

- Excellent location just East of Roanoke & Hwy. 24, just West of the I69/I469 interchange for easy access to Southwest Fort Wayne.
- Built 1976
- 1,404 Sq. Ft. ranch home on a crawspace
- 7 rooms
- 3 bedrooms
- Living room: 11x12
- Extra room: 11x15
- Bedroom 1: 9x13
- Bedroom 2: 7x13
- Bedroom 3: 11x13
- Forced air heat
- Front & rear enclosed porches
- Vinyl exterior
- Scenic wooded 5± acre lot. (Based on the county property record card. The official lot size shall be determined by an updated survey which will be completed before the auction.)
- Private utilities: propane gas, well, and septic system
- 100 AMP electrical box
- Taxes: \$178.32 w/ exemptions
- Zoning: A Agriculture
- Huntington County Community Schools

Open House Date:

**Sunday, October 22
2pm - 4pm**

5± Acres

N. Mayne Rd



OWNER: GLORIA FISHER
SALE MANAGER: Jared Sipe, 260-750-1553



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SchraderFortWayne.com



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com.

You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at **800-451-2709**.

