

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered online only auction. Minimum bidding increments will be predetermined.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% of the accepted bid 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.**

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller will provide an Executors deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible

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

POSSESSION: At closing.

REAL ESTATE TAXES: The real estate taxes shall be prorated to the day of closing.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: There will be no new survey

EASEMENTS: The sale of the property is subject to any and all easements of record.

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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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 any 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.

**CORPORATE OFFICE:**

950 N Liberty Dr
Columbia City, IN 46725

AUCTION MANAGERS:

Gary Bailey, 260-417-4838

Phil Wolfe, 260-248-1191

Gary Bailey, RB14026420, AU09200000

Phillip John Wolfe, AU19900139

Schrader Real Estate and Auction Company, Inc.,
AC63001504



800-451-2709

SchraderAuction.com

ONLINE ONLY
AUCTION
REAL ESTATE

NOVEMBER 2025						
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	28	29
30						

Bidding Opens Friday, Nov 21 at 12 Noon
Bidding Ends Tuesday, Nov 25 at 6PM

3 Bed/2 Bath, Rural Home with 2-Story Pole Building

Allen County • Perry Township • Fort Wayne, IN

Allen County • Perry Township • Fort Wayne, IN • Northwest Allen County Schools



ONLINE ONLY
AUCTION
REAL ESTATE



3 Bed/2 Bath Rural Home with 2-Story Pole Building

Bidding Opens:
Friday, November 21st
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800-451-2709 | SchraderAuction.com 3% Buyer's Premium

Allen County • Perry Township • Fort Wayne, Indiana

ONLINE ONLY AUCTION REAL ESTATE

DIRECTIONS: 2707 Hursh Rd., Fort Wayne, IN 46845. On the Northside of Fort Wayne on I-69 at Union Chaple Rd. Turn west on Union Chaple Rd. ½ mile to Auburn Rd. Turn north 1.5 miles to Hursh Rd. Turn east to 3rd drive on the north.

PROPERTY INFORMATION:

Ranch Style Rural Home, 1538± finished Sq. ft. Home, shop and storage building, 3 bedrooms, 2 bath, eat-in custom kitchen with appliances. The main bedroom has a bath. 4 seasons room just off the kitchen, family room with fireplace, formal living room and a three seasons room. Great property for families, storage, or hobbies, this 2-story pole building has a large composite sun deck on the second story, and open bay carport under the sun deck, chicken coop and a garden shed with loft included with this nicely landscaped yard with Koi pond.

**DON'T MISS THIS OPPORTUNITY
AND BID YOUR PRICE!**



3 Bedroom, 2 Bath,
Rural Home - with 2-Story
Pole Building

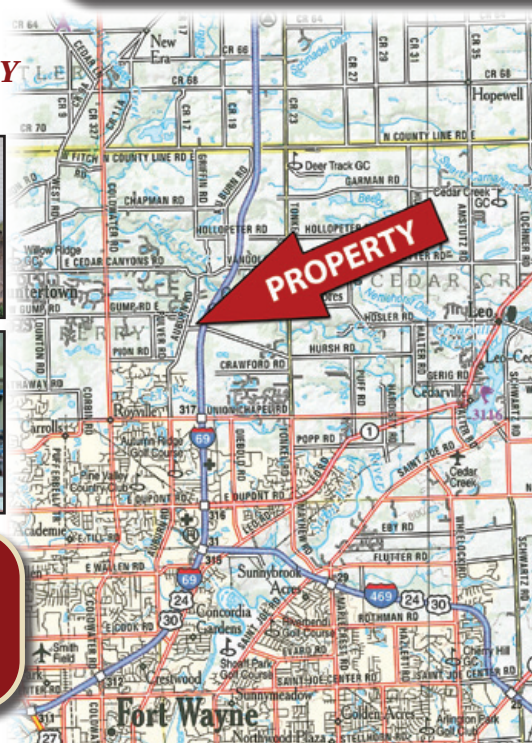


INSPECTION DATES:

Wednesday, October 29th • 4:30-6pm

Sunday, November 2nd • 1:30-3pm

Or call the Auction Managers
for private inspections.



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3% Buyer's Premium **AUCTIONS**
800-451-2709
SchraderAuction.com

OWNERS: Kenneth G. Aikins Estate
AUCTION MANAGERS:
Gary Bailey, 260-417-4838 &
Phil Wolfe, 260-248-1191