

## Auction Terms & Conditions

**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** \$1500 down payment on the day of auction. The down payment may be made in the form of 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**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(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before May 28, 2021.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All property acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC. 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 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. Conduct of the auction and increments of bidding are at the direction and 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, Fort Wayne, IN 46815  
260.749.0445 • 866.340.0445

*Auction Managers:*

Jerry Ehle • 260.410.1996

Mike Roy • 260.437.5428



PO Box 508, 950 N Liberty Dr, Columbia City, IN  
800.451.2709 • 260.244.7606 • SchraderAuction.com



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Bridge Estate AUCTION  
WOODBURN, IN

4 BEDROOM HOME - Tuesday, April 20 at 6pm

PERSONAL PROPERTY - Wednesday, March 24 - Sunday, April 4

# Bridge Estate AUCTION

4601 FAHLING ROAD (ST RD 101), WOODBURN, IN



4 BEDROOM HOME - HELD ON-SITE  
Tuesday, April 20 at 6pm



- Appliances & Furniture • Collectibles • Housewares
- Primitive & Antique Tools • Hand & Garden Tools
- Costume Jewelry • Books

PERSONAL PROPERTY - ONLINE ONLY  
Wednesday, March 24 - Sunday, April 4



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# Bridge Estate AUCTION

WOODBURN, IN

4601 FAHLSING ROAD (ST RD 101), WOODBURN, IN



4 BEDROOM HOME - HELD ON-SITE *Tuesday, April 20 at 6pm*



*Open Houses* | REAL ESTATE: Sunday, March 21 • 2-4pm or call for Private Showing  
PERSONAL PROPERTY: Monday, March 29 • 2-6pm



PERSONAL PROPERTY - ONLINE ONLY  
*Wednesday, March 24 - Sunday, April 4*

- |  |                                      |
|--|--------------------------------------|
| Walnut drop front secretary                  | Primitive and antique tools          |
| Step back cupboard                           | Farm primitives                      |
| Bedroom suite                                | McCormick Deering cream separator    |
| Lazy Boy recliners                           | Dozens of milk cans                  |
| White refrigerator                           | Galvanized tubs                      |
| Maytag washer and dryer                      | Corn sheller                         |
| Extensive collections of marbles             | Housewares                           |
| Collection of Ball and other canning jars    | Dishes                               |
| Woodburn and regional advertising            | Pots and pans                        |
| Woodburn Tile Mill wooded shipping container | Much bedding                         |
| Dairy bottles                                | Large quantity Christmas decorations |
| Fort Wayne and regional brewery bottles      | Convalescent items                   |
| Hand and garden tools                        | Books                                |
| Milwaukee battery drill                      | Costume jewelry                      |
|  | Train layout                         |

SELLER: The Estate of Jim & Bev Bridge

- Master Bedroom with full bath on main level
- Large Kitchen with Eat-in Area and lots of cupboards
- Huge Formal Dining Room with two built-in corner cabinets
- Large Living Room with French Doors out to front Sunroom
- There is also a heavy solid pocket door separating Dining and Living Room
- Gorgeous Front Foyer with Beautiful braided wood work on Open Staircase
- The three bedrooms upstairs each have unique walk-In closets
- Full Bath upstairs off of a spacious upstairs landing
- The Entire home features gorgeous natural wood work and lots of hardwood flooring throughout!!
- There is a large concrete covered front porch and an enclosed back porch plus outside back porch!
- The full basement offers tons of extra rooms and storage!! Two Sump pumps in Basement!
- There is also a walk-out stairs from the basement.
- The home is heated by gas hot water heat and there is 200 amp electric service.
- The roof on the home is 4 years old.
- The barn is a two level brick and wood frame with lots of area for storage and work shop!
- The property is made up of two lots with a total of approximately 200' of frontage and 250' deep.
- Part of the property backs up to the Woodburn Park! The Home is walking distance to everything Woodburn!!