

**REAL ESTATE 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:** \$20,000 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 Seller's 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 Warranty Deed(s).  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before APRIL 15, 2023.  
**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.**

**PERSONAL PROPERTY TERMS:** 10% buyer's premium on all items. The charge card you register with will be charged at the conclusion of the auction. No sales tax or credit card fees. Load out by appointment on stated date. All items sold AS-IS.

## Allen County, Indiana

**MAGNIFICENT CHERRY HILL HOME ON FULL BASEMENT! Owner Relocating and Selling Home & Personal Property!**



Real Estate - Held Live & On Site!  
**Wednesday, March 8<sup>th</sup> @ 6:00pm**  
 8406 Killeen Run, Cherry Hill, Fort Wayne, IN



# SCHRADER Real Estate & Auction of Fort Wayne Personal Property Auctions Allen County, IN

7009 N. River Road, Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:  
 950 N. Liberty Dr., Columbia City, IN 46725  
**800-451-2709**

**AUCTION MANAGERS:**  
**Jerry Ehle, 260-749-0445**  
**Mike Roy, 260-437-5428**

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**SchraderFortWayne.com**

FEBRUARY 2023						
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				
Timed Online Only - Closes 6pm						
MARCH 2023						
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	31	
Live Onsite • 6pm						

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**SCHRADER Real Estate & Auction of Fort Wayne**

# 2 Auctions • 2 Dates

Personal Property - Timed Online Only!  
**Sunday, February 12<sup>th</sup> @ 6:00pm** Lots Begin Closing

**260-749-0445**  
**866-340-0445**  
**SchraderFortWayne.com**

# 2 Auctions • 2 Dates

Personal Property - Timed Online Only!  
**Sunday, February 12<sup>th</sup> @ 6:00pm**

Lots Begin Closing



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Allen County, Indiana

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**8406 Killeen Run, Cherry Hill,  
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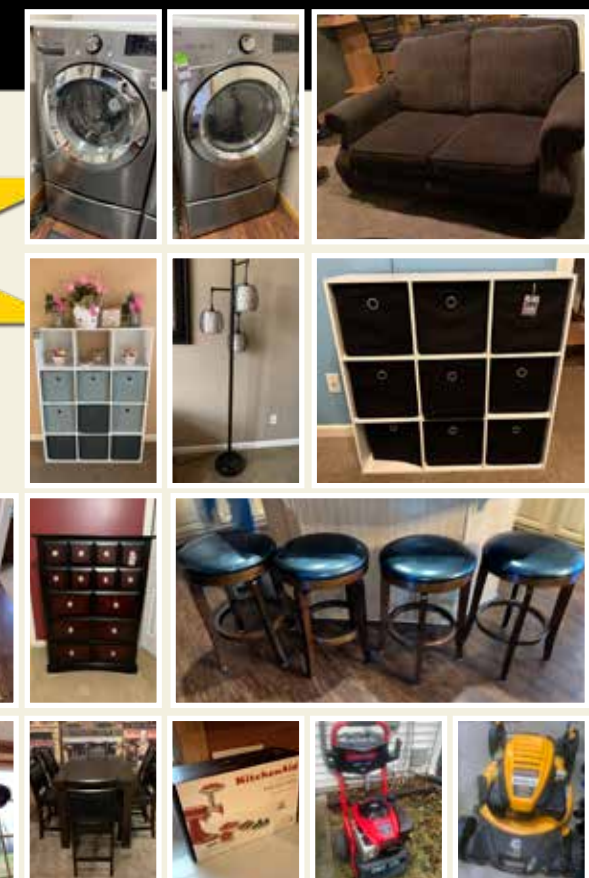
**A BEAUTIFUL 1 ½ STORY 3500 SQUARE FOOT  
 ALL BRICK HOME INCLUDING FINISHED LOWER LEVEL!  
 HOME FEATURES:**

- Spacious Kitchen with Center Island and an abundance of cupboards, plus new Quartz countertops. Gorgeous hard wood floors. Kitchen includes corner windows over sink overlooking backyard and pergola. Flat top stove with double oven, and built-in microwave and dishwasher.
- Adjacent Breakfast nook with electric fireplace and sliding patio door out to deck and pergola. There is also a built-in desk and cupboards.
- Utility Room off of the kitchen and garage entrance has closet, and custom cabinets and shelves. There is a half bath across the way from the utility room and off of the garage entrance.
- The Great Room features a beautiful wall of windows facing the backyard and includes an electric fireplace!
- Adjacent to a large Foyer, is the beautiful formal Dining Room for entertaining or could be a separate office or music room.
- A first floor Main Bedroom Suite features cathedral ceiling with ceiling fan. Walk-in closet with custom shelving. Separated by double doors is the Master bath with double sinks, jetted tub, and separate shower.
- Upstairs features 3 large Bedrooms with ceiling fans, large closets and one full bath. There is a large floored attic access over the garage.
- The basement is finished and features a large bar and daylight windows behind the bar. Bar includes refrigerator and microwave. There is a mirrored exercise area and wall mounted Ballet Barre. There is a bonus room for play area, storage, or den. There is a full bath with tub/shower.
- The three car garage offers space for additional storage or work area. Entrance door out to back yard.
- Walk out to the back yard onto the large deck and custom made pergola. The back yard has a view over the large community association nature area adjacent to this lot.
- Roof new in 2020, Furnace and AC new in 2021, Whole House Generator new in 2021, Radon System new in 2020, Reverse Osmosis water system, Cellular alarms on sump pump and sewage system.



**OPEN HOUSE DATES:  
 (To Preview Real Estate)**  
**SUNDAY, FEBRUARY 19<sup>th</sup> • 2 - 4pm**  
**MONDAY, FEBRUARY 20<sup>th</sup> • 5 - 7pm**  
 or Call Auction Manager  
 to set up a private showing 260-410-1996

**MAGNIFICENT  
 CHERRY HILL HOME  
 ON FULL BASEMENT!  
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**FURNITURE & APPLIANCES:**

- LG Front load washer & gas dryer, in grey
- Broyhill white bedroom suite
- Black finish bedroom suite
- Youth bedroom furniture
- Entertainment armoire
- Assorted dressers & bedroom pieces
- (2 sets) of bar stools, counter & bar height
- 3 pc. Reclining sofa set
- Pub table with stools
- Cherry dining room suite with server
- Foyer table & mirror
- Wall mirrors
- Twin bed & bedding

**VINTAGE & COLLECTIBLES:**

- Pyrex primary color mixing bowl set
- (2) industrial shop stools
- 3 section metal lockers

**FITNESS EQUIPMENT:**

- Fitness gear weight system with rack & free weights
- Proform treadmill
- Nordic Track elliptical machine

**GARAGE ITEMS:**

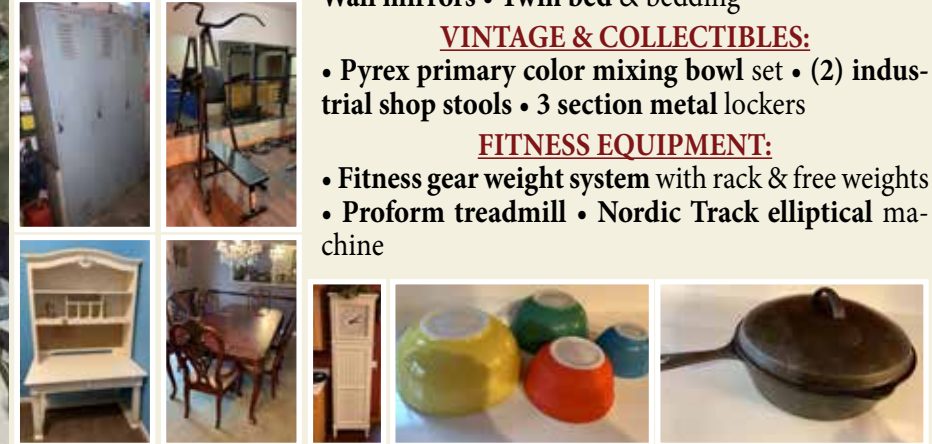
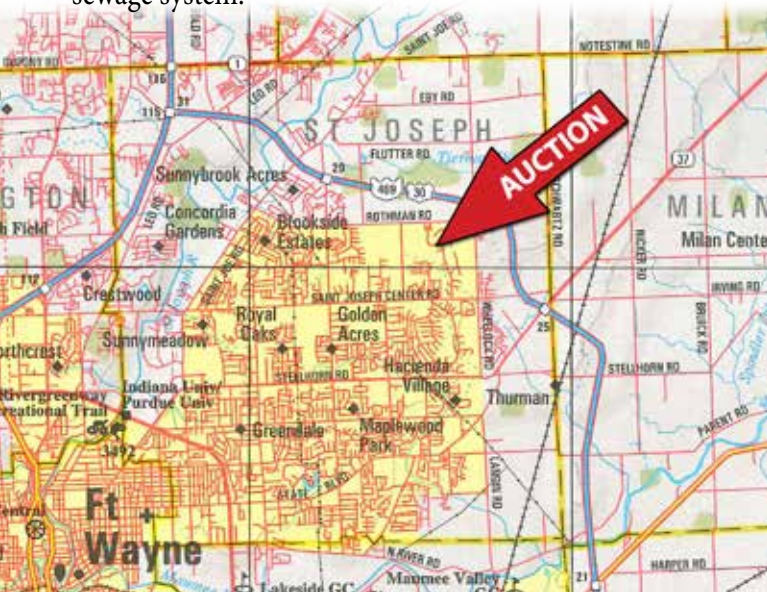
- Cub Cadet self-propelled push mower
- Troy Built 2700 PSI gas power washer
- 8' aluminum & fiberglass ladders
- Assorted hand & garden tools

**HOUSEHOLD ITEMS:**

- Kitchen Aid black stand mixer, like new
- Kitchen Aid pasta & meat grinder accessories
- Vizio 32" flatscreen television
- LG home stereo system
- Pink acoustic guitar
- Thomas Kincaid artwork
- Large selection of clocks, decorator items, rugs & silk plants
- Fisher Price doll house
- Jagermeister chalkboard sidewalk sign
- Cast iron dutch oven & skillets
- Large assortment of kitchenware & small appliances

**OUTDOORS:**

- Wrought metal benches & chairs
- Patio furniture
- Urns and planters



SELLER: MARK MAGUIRE | AUCTION MANAGERS: JERRY EHLE, 260-410-1996 and MIKE ROY, 260-437-5428

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