

**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:** \$3000 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, & 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 a 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 approximately 30 days after the auction.

**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 & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation,

either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**



**CORPORATE OFFICE:**

950 N Liberty Dr • Columbia City, IN 46725  
800.451.2709 • 260.244.7606

**FORT WAYNE OFFICE:**

7009 N River Rd • Fort Wayne, IN 46815

**AUCTION MANAGER:**

**Mike Roy • 260.437.5428**

Michael L. Roy, RB14049188, AU08602044  
Schrader Real Estate & Auction of Fort Wayne, LLC, LC20700176 | Schrader Real Estate and Auction Company, Inc., CO81291723, AC63001504



**260-749-0445 • 866-340-0445**

**SchraderFortWayne.com**

MAY 2026						
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						

May 12 - Real Estate at 6pm  
May 17 - Online Only - Closes at 7pm

**REAL ESTATE & PERSONAL PROPERTY**

19133 Maples Road, Monroeville, IN 46773

**3 BEDROOM-1.5 BATH RANCH ON FULL BASEMENT**

**Tuesday, May 12<sup>th</sup> @ 6:00 PM**

**ONLINE ONLY PERSONAL PROPERTY**

**Sunday, May 17<sup>th</sup> @ 7:00 PM**

*Over 200 Lots of Good, Clean Estate Items*



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



# REAL ESTATE & PERSONAL PROPERTY

19133 Maples Road, Monroeville, IN 46773

# 2 AUCTIONS

Allen County, IN



**3 BEDROOM-1.5 BATH RANCH ON FULL BASEMENT  
Tuesday, May 12<sup>th</sup> @ 6:00 PM**

**AUCTION LOCATION: 19133 Maples Rd, Monroeville, IN 46773**

3 Bedrooms • 1 Full, 2 Half Baths • Full Finished Basement  
2 Car Attached Garage • 1.27± Acre Lot • Brick Wood Burning  
Fireplace in Basement • Wet Bar in Basement Family Room  
Modern Oak Kitchen w/Separate Pantry • Wooded Rural Lot

**OPEN HOUSES: Sunday, May 3<sup>rd</sup> • 1:00-3:00pm  
Monday, May 4<sup>th</sup> • 5:00-6:00pm**

**Great opportunity for first-time buyers!** This 3-bedroom home offers 1 full and 2 half baths, a bright family room with a newer bow window, large modern oak kitchen, and a spacious finished basement perfect for extra living or entertaining space. Enjoy peaceful country living just minutes from I-469, plus a spacious wood deck overlooking a wooded backyard. *Plenty of potential to make it your own—don't miss out!*

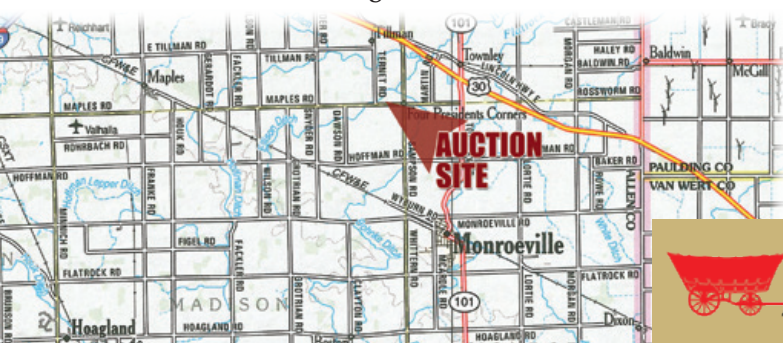


**ONLINE ONLY - PERSONAL PROPERTY  
Sunday, May 17<sup>th</sup> @ 7:00 PM**

**PREVIEW: Tuesday, May 12<sup>th</sup> • 6:30-7:00pm  
LOAD OUT: Tuesday, May 19<sup>th</sup> • 1:00-5:30pm**

**Over 200 Lots of Good, Clean Estate Items:**

- Furniture • Thomasville dresser • Pre-war Lionel train
- American Flyer vintage train set • Spinet Piano • Modern living room chairs • Side by Side Refrigerator • Amana washer & elec. dryer-nice • Patio Furniture • Machinist tool chest • Hand tools
- Oak china hutch • Ping Pong table • Lift chair
- Collectibles • Metal vintage lawn chair



**TERMS ON PERSONAL PROPERTY:** 13% Buyers Premium on all items. The credit card you register on Hibid with will be processed at the end of the auction unless arrangements have been made with auction manager. All items sold "as-is".



**Seller: Karl W. Schroeder Estate • Auction Manager: Mike Roy, 260-437-5428**  
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