

Real Estate Auction

6627 W Hamilton Road, Fort Wayne, IN • Located just off of US 24 West

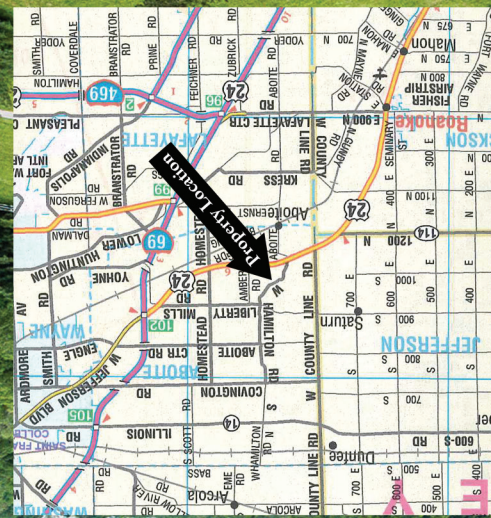


Open House: Sun, Aug. 26 & Sep. 2 • 2-4PM | Tues, Aug. 28 • 5-7PM or Call Office for a Private Showing

Monday, September 24 • 6:00pm

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Monday, September 24 • 6:00pm | 260-749-0445 • 866-340-0445 www.SchraderFortWayne.com



Auction Manager: Jerry Ehle
AC63001504, AU19300123

SEPTEMBER						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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16	17	18	19	20	21	22
23	24	25	26	27	28	29
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7009 North River RD, Fort Wayne, IN 46815
260-749-0445 • 866-340-0445
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Real Estate Auction

6627 W Hamilton Road, Fort Wayne, IN • Located just off of US 24 West

- 5300 Square Foot Home on 10.9± Acres
- 2 Car Attached Garage
- Two-Story Finished, Detached 4 Car Garage
- 6 Bedrooms, 4.5 Baths
- Tennis Court



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A very private and pristine setting! 10.9± gently rolling acres surrounds this classic prestigious home on W Hamilton Road. The home includes 6 bedrooms and 4 ½ baths. Many major improvements made to this beauty! Living room features a fireplace and wall of windows for viewing the natural outdoor setting! Family room has vaulted ceilings, and gorgeous natural woodwork, plus brick hearth and barn beam mantel. Walk out to the nearly full length deck overlooking private back yard. Bright and inviting kitchen features a double oven, refrigerator, double pantry, gas cooktop, microwave and a wet bar area in the breakfast nook area. Spacious dining room features hardwood floors and beautiful crown molding. Master Bedroom has its own walk-out to private patio area. There is a master bath with jetted tub, double sink vanity, and spacious walk-in closet. There is a second bedroom on the main level. The upstairs bedrooms are enough for large family or lots of guests. Above the stairway is a large study area. Lots of closets and added storage area upstairs! There is a front and back stairway for the upstairs. The heated detached garage features 4 bays with a finished interior and a second floor finished area with full bath. A great opportunity for an in home business or hobbies! The tennis court is lighted and highlighted with lots of landscape. There has been professional landscape renovations done in 2013. Home is connected to public sewer and has well water. Annual taxes are \$8099.52.

IMPROVEMENTS TO HOME:

- NEW Roof in 2009
- NEW Cement Fiber Siding in 2010
- NEW Siding on Garage in 2013
- NEW Windows in Home and in Garage
- NEW Well Pump in 2009
- NEW Furnace in Garage in 2010
- NEW Furnace in Upper Level of Home in 2010
- NEW Central Air Unit for Main Floor in 2017
- Gutter Guards Installed in 2017
- Generic Whole House Generator Installed



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SELLER: Marsha Baltes Trust | **AUCTION MANAGER:** Jerry Ehle

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered as one complete property. There will be open bidding during the auction as determined by the Auctioneer. **DOWN PAYMENT:** \$10,000 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(s). **CLOSING:** The balance of the purchase price is due at closing, which will take place on or before October 26, 2018. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. **POSSESSION:** Possession shall be on day of closing, immediately following the closing. **REAL ESTATE TAXES:** The 2018 Real Estate taxes due in 2019 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter. **ACREAGE:** All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller and successful bidder shall each pay half (50:50) of the cost of any 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 "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.**



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