

Fort Wayne Real Estate Auction

Wednesday, July 29 • 6pm



2720 Cambridge Blvd., Fort Wayne, Indiana • 3 Bedroom Home in NW Poinsette Park Subdivision

This is a beautiful, well maintained home! Interiors might set you back to the 70's but will show the pride of ownership by the owner! Location! Location! Location!

Home Features:

- A very clean and well kept kitchen with lots of beautiful cupboards and new carpet
- A spacious eat-in area off of the kitchen
- A large front living room
- A huge back family room
- 3 bedrooms with 1 large bath and laundry room
- 1 car attached garage
- Back yard with walk to shopping center
- Located just off W. State Blvd., a short distance from St. Francis College



Open House Dates:
Thur., July 9 • 6-8pm &
Sun., July 12 • 2-4pm
Or call office for private
showing 260.749.0445

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Seller: Edna Krider | **Auction Manager:** Jerry Ehle AC63001504, AU19300123



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: \$1,500 down payment on the day of auction w/ 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, & 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 & 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 General Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. Closing will take

place approximately 30 days after the auction on or before August 31, 2020. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The 2020 Real Estate taxes due in 2021 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

ACREAGE: The lot size, dimensions & proposed boundaries are approximate & 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 & 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 & 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 "AS IS, WHERE IS" basis, & no warranty or representation, either express, 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 conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the 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.**

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Property Type	RESIDENTIAL	Status	Active	Auction	Yes
MLS #	202024750	Address	2720 Cambridge Boulevard	City	Fort Wayne IN 46808
Area	Allen County	Parcel ID	02-07-34-131-018.000-074	Type	Site-Built Home
Sub	Poinsette Park	Cross Street		Bedrms	3
Location	City/Town/Suburb	Style	One Story	F Baths	1
School District	FWC	Elem	Price	JrH	Northwood
Legal Description	Lot 452 Poinsett park Add				
Directions	Cambridge Blvd. Between Goshen and State Streets				
Inside City Limits	City Zoning	County Zoning	Zoning Description		



Remarks Auction Date is July 29th at 6:00 on site. This is a beautiful well maintained home Interior might set you back to the 70's but it shows pride of ownership by the owner. Location Location. The Kitchen has plenty of cabinets and newer carpet, spacious eat in dining room with newer carpet. Foyer entrance with a large Living room, 3 bedrooms 1 full bath with the washer and dryer and utl closet. Hugh Family room with patio door to patio area. Nice yard plus you can walk to the shopping area. 1 car attached garage. Close to St. Francis college.

Sec	Lot	Lot Ac/SF/Dim	0.1400 / 6,098	50x122	Src N	Lot Des	Level	
Township	Wayne	Abv Gd Fin SqFt	1,522	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	
Age	60	Date Complete		Ext	Aluminum	Fndtn	Slab	
Room Dimensions	DIM	L	Inside City Limits	City Zoning	County	Zoning Description		
LR	12 x 15	M	Baths	Full	Half	Water	CITY	
DR	9 x 10	M	B-Main	1	0	Sewer	City	
FR	31 x 13	M	B-Upper	0	0	Fuel /	Gas, Forced Air	
KT	9 x 10	M	B-Blw G	0	0	Heating		
BK	x					Cooling	Central Air	
DN	x		Laundry Rm	Main			x	
MB	12 x 9	M	AMENITIES	Ceiling Fan(s), Foyer Entry, Landscaped, Patio			Alarm Sys-Sec	No
2B	12 x 9	M		Open, Porch Open, Tub and Separate Shower, Main Floor			Alarm Sys-Rent	No
3B	9 x 9	M		Laundry			Jet/Grdn Tub	No
4B	x		Garage	1.0	/ Attached	/ 21 x 12	/ 252.00	
5B	x		Outbuilding	None		x		
RR	x		Outbuilding			x		
LF	x		Assn Dues	Not Applicable			SALE INCLUDES	Refrigerator, Washer, Window Treatments, Cooktop
EX	x		Other Fees					-Gas, Oven-Built-In, Water Heater Gas
WtrType			Restrictions					
Water Features			Water Access	Wtr Name				
			Wtr Frtg	Channel Frtg				
				Lake Type				

Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	7/29/2020	Auction Time	6:00 p.m.
Auctioneer Name	Jerry Ehle		Auctioneer License #	AU19300123			
Financing: Proposed	Cash, Conventional		Exemptions	Homestead, Over 65		Year Taxes Payable	2020
Annual Taxes	\$159.68	Is Owner/Seller a Real Estate Licensee	No		Possession	DOC	
List Office	Schrader Real Estate & Auction - Offc.: 260-749-0445						

Pending Date		Closing Date		Selling Price		How Sold		CDOM	0
Ttl Concessions Paid		Sold/Concession Remarks							

Presented by: Jerry Ehle - Off: 260-749-0445 / Schrader Real Estate & Auction - Offc.: 260-749-0445

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