



of Fort Wayne
SCHRADER REAL ESTATE & AUCTION

819 PEMBERTON DRIVE
 FORT WAYNE, 46805

MONDAY, AUGUST 16TH
 @ 6:00 PM

3 BEDROOM CAPE COD
 HOME IN THE '05

REAL ESTATE AUCTION
 FORT WAYNE, INDIANA

www.SchraderFortWayne.com
 260.749.0445 • 866.340.0445

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 COLUMBIA CITY, IN 46725
 CORPORATE HEADQUARTERS:

of Fort Wayne
SCHRADER REAL ESTATE & AUCTION



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MIKE ROY
 AUCTION MANAGER:



FORT WAYNE, INDIANA
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 MONDAY, AUGUST 16TH
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seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. 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 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.

TERM & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1,500 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 ON 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. Preliminary title work has been ordered through Titan Title and is available upon request.

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The balance of the purchase price is due at closing. The closing shall take place on or before September 16, 2021. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The



HOME FEATURES

- 3 BEDROOMS
- 1 AND 1/2 BATHS
- CAPE COD WITH FRONT DECK
- FULL DRY BASEMENT
- SINGLE CAR GARAGE
- HARDWOOD FLOORS MOSTLY THROUGHOUT
- FENCED BACK YARD
- NEWER 90+ FURNACE
- GAS FORCED AIR HEAT WITH CENTRAL AIR
- FAMILY ROOM WINDOW SEAT
- SS RANGE AND REFRIGERATOR INCLUDED

“DIAMOND IN THE ROUGH. GREAT OPPORTUNITY TO BUY IN THE ‘05 NEIGHBORHOOD. THIS HOUSE HAS GREAT HISTORICAL CHARM; ALL IT NEEDS IS YOUR DECORATING TOUCH.”

SELLER:

MESHELE G. WYNEKEN ESTATE

ESTATE ATTORNEY:

JACK ROCHYBY

PERSONAL REPRESENTATIVE:

CATHY R. LEUGERS

AUCTION MANAGER:

MIKE ROY



260-749-0445
SchradlerFortWayne.com