

Timed Online Only Personal Property Auction

Begins Closing: Sunday, August 28 • 6pm

- Tools • Lawn & Garden • Household Items
- Home Decor • & More!



August	Su	M	Tu	W	Th	F	Sa
		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			

September	Su	M	Tu	W	Th	F	Sa
					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	

Auction Manager: Jared Sipe • 260.750.1553

#AC63001504, #AU10700099

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Corporate Headquarters:

950 N Liberty Drive

Columbia City, IN 46725

260.749.0445 • 866.340.0445

www.SchraderFortWayne.com

NW Fort Wayne Real Estate Auction

Tuesday, September 6 • 6pm

- Ranch Home • 2 Tracts Totaling Over 1± Acre
- Views of Coyote Creek Golf Course

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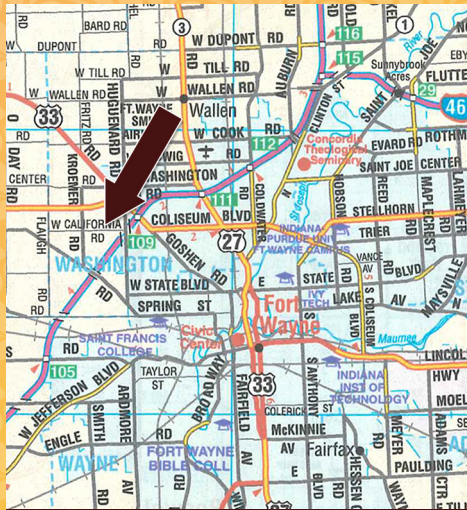
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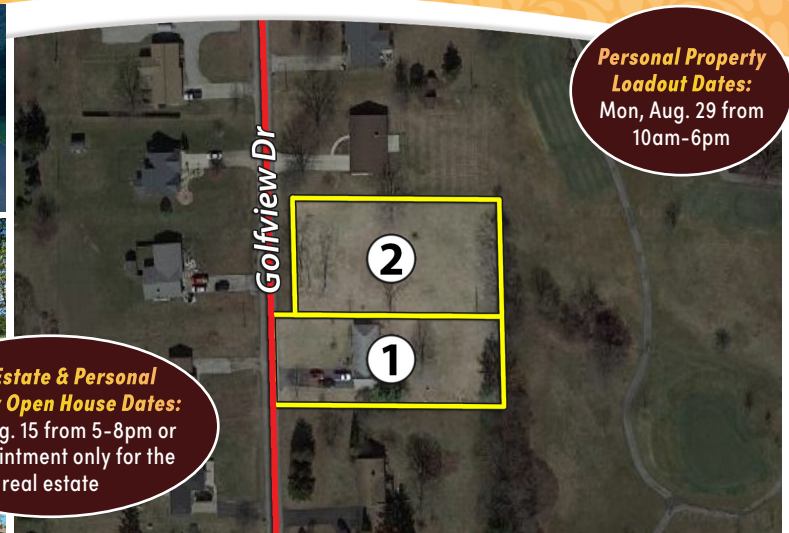
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Real Estate & Personal Property Open House Dates:
Mon, Aug. 15 from 5-8pm or
by appointment only for the
real estate



Personal Property Loadout Dates:
Mon, Aug. 29 from
10am-6pm

Property Address: 4502 Golfview Dr, Fort Wayne, IN 46818 • Take Hillegas Rd to W. California Rd & turn West to Golfview Dr & turn North to auction site.

Rare opportunity to purchase a potential building site in Elk Ridge or combine both tracts for a large 1± acre lot w/ a ranch home backing up to Coyote Creek golf course. Bidders can bid on individual tracts or in combination.

Tract 1: • Ranch home on a crawlspace in Elk Ridge Subdivision • Large .5 acre lot w/ views of Coyote Creek golf course • Built in 1961 • 1,162 sq. ft. of living space • 3 bedrooms & 1 full bathroom • Family room: 10'x21' • Kitchen: 7'x10' • Living room: 11'x19' • Bedroom 1: 11'x12' • Bedroom 2: 9'x11' • Bedroom 3: 9'x11' • Gas forced air heat & central air • Asphalt shingle roof • Oversized 1 car attached garage with asphalt driveway • Rear wood deck • Aluminum siding • Vinyl windows • 100 amp electrical breaker box • City sewer, well (city water runs along California Rd) & natural gas • 2021 pay 2022 annual taxes: \$1,178.86 w/ exemptions • Fort Wayne Community Schools: Price elementary, Shawnee middle school & Northrop High School • Seller to offer 2-Year America's Preferred Home Warranty

Tract 2: • .65 acre vacant lot, potential building site in Elk Ridge Subdivision • Views of Coyote Creek golf course • City sewer, well (city water runs along California Rd) & natural gas • 2021 pay 2022 annual taxes: \$141.92

Personal Property: Riding lawn mower • Snap-On & other sockets • Craftsman wrenches • Many hand tools • Small power tools • Power-Kraft welder • Craftmaster drill press • Tradesman bandsaw • Craftsman table saw • Craftsman 5 piece battery tool set • Craftsman router & table • Remington chainsaws • Craftsman gas blower • Weed Eater trimmer • Electrical cords • Garden tools • Wheel barrow • Aluminum step ladder • Green Works power washer • Coin Collection • Old fishing lures • Round table & chairs • China hutch • End tables • Bookcases • Sofas • MCM dressers • Wall prints & pictures • Figurines • Home décor items • Kitchenware • Computer monitor, keyboards & printer • Vacuum cleaners

This is just a some of the highlights of the auction. Please visit www.SchraderFortWayne.com for photos & the link to the online bidding platform which will provide detailed photographs & descriptions of every lot. Once on the website please click on the auction & look for this link to the online bidding platform.



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Owner: Calvin Walker Estate, Sandra Theisen-Mitchel Personal Representative
Auction Manager: Jared Sipe • 260.750.1553

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction. The property will be offered in individual tracts and/or in combination. The bidding will remain open on all tracts & the combination until the close of the auction.

DOWN PAYMENT: \$5,000 down payment on tract 1, \$2,500 down payment on tract 2, & \$7,500 down payment on the combination of tracts 1 & 2. The down payment shall be made on auction day, immediately following the 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, & are capable of paying cash at the 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. Preliminary title work has been ordered through Metropolitan Title & is available upon request.

DEED: Seller shall provide an Executor's Deed.

CLOSING: The balance of the purchase price is due in cash at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. Any costs associated with securing a mortgage shall be paid by the buyer(s).

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 has been ordered & will be completed by Donovan Engineering Inc. The seller & 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 & sufficient

for providing title insurance.

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