

# Real Estate Auction

Allen County • Fort Wayne, IN

**3 Bedroom  
2 Bath Ranch  
Home**



7009 N. River Road,  
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709

**AUCTION MANAGER:**

**MIKE ROY**

**260-437-5428**

AC63001504, AU08602044

SEPTEMBER 2024						
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					

Get our  
iOS App



Follow  
us on:



260-749-0045 • 866-340-0445

SchraderFortWayne.com

Allen County • Fort Wayne, IN

**3 Bedroom  
2 Bath Ranch  
Home**



# Real Estate Auction

MONDAY, SEPTEMBER 30<sup>TH</sup> • 6:00PM

2424 CLOVERFIELD COURT, FORT WAYNE, IN 46808



260-749-0045 • 866-340-0445 • SchraderFortWayne.com



Allen County • Fort Wayne, IN

# 3 Bedroom 2 Bath Ranch Home

# Real Estate Auction

## MONDAY, SEPTEMBER 30<sup>TH</sup> • 6:00PM

2424 CLOVERFIELD COURT, FORT WAYNE, IN 46808

- VAULTED GREAT ROOM CEILING
- WOOD BURNING FIREPLACE
- PATIO DOORS TO REAR PATIO
- UPDATED HIGH EFFICIENCY MECHANICALS
- EPOXY GARAGE FLOOR
- NEWER WATER SOFTENER
- GENERAC WHOLE HOUSE GENERATOR
- BRICK FRONT
- GREAT NORTH WEST LOCATION
- ACCESS TO SWEETWATER, ST. FRANCIS CAMPUS, PFW, US 30 CORRIDOR

**INSPECTION DATE:  
SUNDAY, SEPTEMBER 22<sup>ND</sup>  
2-4PM**



**NOTE: This home is in need of some updating and repair. Instant sweat equity opportunity. Investment time! Come and take a look.**



**SELLER: Kenneth J. Stump Estate**

**AUCTION  
MANAGER:  
Mike Roy,  
260-437-5428**



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

**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online Bidding information, call Schrader Auction Co. - 800-451-2709.

**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:** \$2,500 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 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 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 im-

plied, 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.**