



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



DECEMBER 2024						
SUN	MON	TUE	WED	THU	FRI	SAT
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1	2	3	4	5	12	13
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Charming 3-Bedroom Home with In-Ground Heated Pool in Prime Northeast Location

Real Estate **AUCTION**
Allen County • Fort Wayne, IN



Charming 3-Bedroom Home with In-Ground Heated Pool in Prime Northeast Location

Real Estate
AUCTION

3211 Devereux Dr.
Ft. Wayne, IN 46815



Allen County • Fort Wayne, IN

SATURDAY, DECEMBER 7TH • 11:00AM

3 BEDROOM • 2 BATH RANCH

Exceptional Quality • Over 1750 square feet • Newly Renovated bathrooms
Brick masonry fireplace • In-ground heated pool: 15' x 30'
Stately double front entry doors • Eat in kitchen • Formal dining room
Formal living room • Dedicated laundry room • Many updates

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Real Estate AUCTION

3211 Devereux Dr.
Ft. Wayne, IN 46815
Bellshire Addition near Blackhawk Schools

Auction Held On-Site Allen County • Fort Wayne, IN

SATURDAY, DECEMBER 7TH • 11:00AM

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Exceptional Quality • Over 1750 square feet • Newly Renovated bathrooms
Brick masonry fireplace • In-ground heated pool: 15' x 30'
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INSPECTION DATES:
SUNDAY, NOVEMBER 24TH • 2-4PM
MONDAY, NOVEMBER 25TH • 4-5:30PM



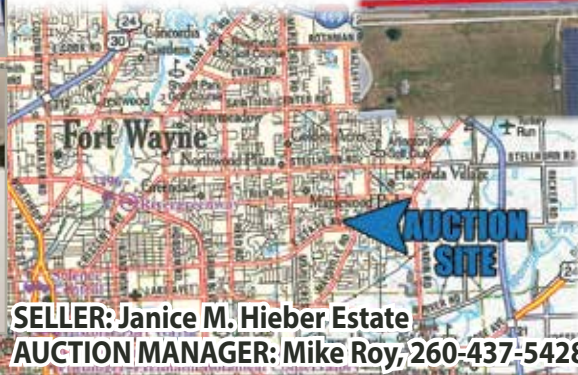
Charming 3-Bedroom Home with In-Ground Heated Pool in Prime Northeast Location

This inviting 3-bedroom, 2-bathroom home is located in a desirable northeast neighborhood, offering a perfect blend of comfort and convenience. Situated just minutes from top-rated schools, shopping, and parks, this property is ideally located for modern living.

Inside, you'll find a spacious formal living room and a formal dining room, both providing ample space for family gatherings or entertaining guests. A cozy brick fireplace adds charm to the family room, creating a warm and welcoming atmosphere. The two bathrooms have been recently renovated, offering a fresh, updated look with stylish finishes.

The home also features a dedicated laundry room, providing added convenience for busy families.

Step outside into your own private retreat—an expansive backyard with a 15' x 30' in-ground heated pool, perfect for relaxing or enjoying summer days with family and friends.



ONLINE BIDDING AVAILABLE

You may bid online during the auction at 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.

SELLER: Janice M. Hieber Estate
AUCTION MANAGER: Mike Roy, 260-437-5428



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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: \$2500 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 Seller's 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 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 & 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 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 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.