

Southwest Allen
3610 BURBANK,
FORT WAYNE

*located off of
South Bend
Drive*

Auction

TUESDAY, SEPTEMBER 23 • 6 PM



HOME FEATURES:

- 3 BEDROOM, 2 BATHS - Hardwood floors throughout
- Full basement, partially finished, and with bar
- 2 Fireplaces
- Newer gas forced air heat with central air
- Replacement windows
- Wired for whole house generator
- Large back yard with 2 tier deck
- Updated electrical service
- 4" Well / city sewer
- 2 Car garage with asphalt driveway
- Large storage shed

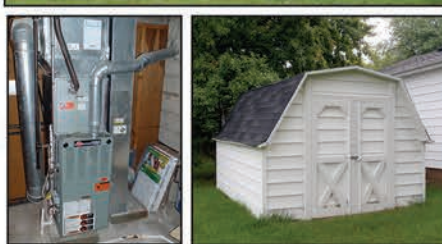
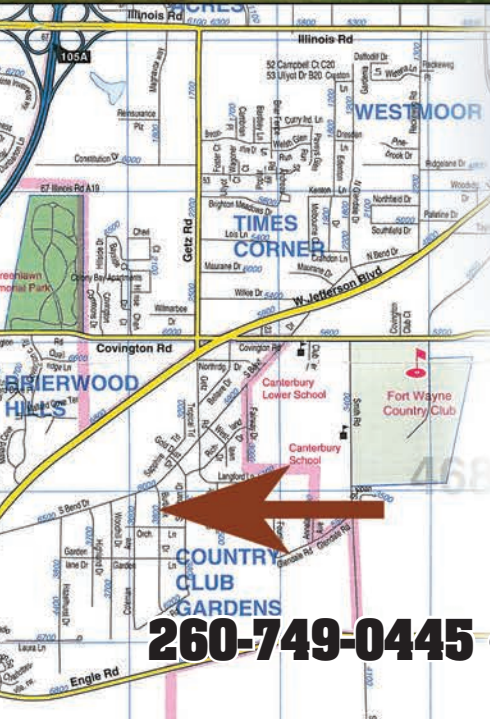
Annual Taxes: \$210.88 w/ exemptions

SELLER:
LEO SEITZ ESTATE

AUCTION MANAGER: MIKE ROY

 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne, LLC

**OPEN
HOUSE:**
SUNDAY,
SEPTEMBER 7
from 1-3 PM,
or call office
for private
showing!



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

Listings as of 08/26/2014

Status Active

Auction Yes

Sect	Lot	51 Zoning						Lot Ac/SF/Dim	0.4400 /	19,166	97x200			Src N	Lot Des	Partially Wooded,...
Township	Wayne		Abv Gd Fin SqFt	936	Below Gd Fin SqFt	700	Ttl Belpw Gd SqFt	936	Ttl Fin SqFt	1,636	Year Built	1949				
Age	65	NewNot Applicable	Date Complete		Ext	Aluminum	Fndtn	Partial Basement,	Full Basement		# Rooms	5				
Room Dimensions																
	DIM	L	Baths	Full	Half	Water	WELL		Dryer Hookup Gas	No	Fireplace	Yes				
LR	13 x 18	M	B-Main	1	0	Sewer	City		Dryer Hookup Elec	No	Guest Qtrs	No				
DR	x		B-Upper	0	0	Fuel /	Gas, Hot Water		Dryer Hook Up Gas/Elec	No	Split Firpln	No				
FR	36 x 16	L	B-Blw G	1	0	Heating			Disposal	No	Ceiling Fan	No				
KT	11 x 11	M				Cooling	Central Air		Water Soft-Owned	No	Skylight	No				
BK	x		Laundry Rm		Basement	x			Water Soft-Rented	No	ADA Features	No				
DN	x		AMENITIES	Deck Open					Alarm Sys-Sec	No	Fence					
MB	11 x 10	M							Alarm Sys-Rent	No	Golf Course	No				
2B	11 x 9	M							Jet/Grdn Tub	No	Nr Wlkg Trails	No				
3B	9 x 11	M							Pool	No	Garage Y/N	Yes				
4B	x		Outbuilding	None		12 x 10	120		Pool Type		Garage Dr Opnr.	No				
5B	x		Outbuilding			x			Off Street Pk							
RR	x		Assn Dues			Not Applicable			SALE INCLUDES	Refrigerator, Washer, Dryer-Gas, Range-Gas						
LF	x		Other Fees						FIREPLACE	Family Rm, Living/Great Rm						
EX	x		Restrictions													
WtrType																
Water Features																
Water Access																
Wtr Name																
Wtr Frta																
Channel Frta																

CDOM 1

Featured properties may not be listed by the office/agent presenting this brochure.

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1500 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 upon 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. The final bid is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an

owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession 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 Title Commitment. The seller shall determine any need for a new survey and shall

order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Co. 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 "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, investiga-

tions, 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.