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3 Bedroom Ranch • 2 Fireplaces
1420 Square Foot • Full Basement
Hardwood Floors

Auction

Real Estate



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Fort Wayne, IN

NOVEMBER 2014						
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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.
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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.
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AUCTION TERMS AND CONDITIONS
PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: 10% down payment on the day of payment with the balance in cash at closing. The down payment may be made in the form of cashier's check, personal check or corporate check. Your bidding is arranged conditional upon financing, so be sure you have 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

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A photograph of a modern, single-story house. The exterior walls are painted a muted blue-grey color. A large, light-colored wooden garage door is prominent on the right side. Above the garage door, there is a horizontal band of dark wood siding. To the left of the garage, there are several windows with dark wood frames. The roofline is flat with a wide overhang supported by dark wooden brackets. The house is surrounded by green trees and foliage.



AUCTIONEERS:
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