

# Real Estate Auction

Tuesday, April 9 • 6pm

5414 Brighton Drive, Fort Wayne, IN 46825  
Northcrest Subdivision



APRIL	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				

**Auction Manager: Mike Roy**  
AC63001504, AU08602044

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# Real Estate Auction

Tuesday, April 9 • 6pm

5414 Brighton Drive, Fort Wayne, IN 46825

*Attention investors, flippers, and home owners!*

Roll up your sleeves on this one! Excellent location! Potential, potential, potential! Come bid your price! Motivated seller!

- Solid north side neighborhood
- Three bedroom ranch on full basement
- 2 car detached garage
- 60 x 144 lot
- 1013 square feet
- Washer and dryer hookups on main floor
- Fenced in backyard
- Updated mechanicals
- Hardwood floors
- One block from Northcrest Elementary

*Seller*

Mark A. Recker  
Estate & Shelly  
M. Recker

*Auction Manager:*

Mike Roy  
AC63001504,  
AU08602044



Open House: Monday, March 25 • 5-6 pm



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# Residential Client Full Detail Report

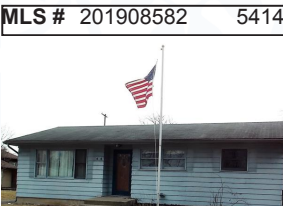
Listings as of 03/13/2019

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Property Type RESIDENTIAL

Status Active

Auction Yes

	<b>MLS #</b> 201908582	5414 Brighton Drive	Fort Wayne	IN 46825	<b>Status</b> Active	<b>LP</b> \$0					
	<b>Area</b>	Allen County	<b>Parcel ID</b>	02-07-24-177-008.000-073		<b>Type</b>	Site-Built Home				
	<b>Sub</b>	North Crest / Northcrest	<b>Cross Street</b>	N Camden		<b>Bedrms</b>	3	<b>F Baths</b>	1	<b>H Baths</b>	0
	<b>Location</b>	City/Town/Suburb	<b>Style</b>	One Story							
	<b>School District</b>	FWC	<b>Elem</b>	Northcrest		<b>JrH</b>	Northwood		<b>SrH</b>	North Side	
	<b>Legal Description</b>	Northcrest Sec 2 Lot 143									
	<b>Directions</b>	N. Camden to Brighton Dr.									



**Remarks** Auction Date Tuesday April 9th at 6:00 p.m. Nice Ranch home in Northcrest Subdivision on full basement with poured walls and dry, with toilet and utl sink, 3 BR 1 BA, 1013 sq. ft , Updated furnace with CA, Hardwood floors, Deck 8x16, wood fence, 2 car detached garage.

Sec	Lot	Zoning	Lot Ac/SF/Dim				0.2000 / 8,712	60x144	Src N	Lot Des	Level
Township	Washington	Abv Gd Fin SqFt	1,013	Below Gd Fin SqFt	0	Ttl Belpw Gd SqFt	1,013	Ttl Fin SqFt	1,013	Year Built	1958
Age	61	NewNo	Date Complete	Ext	Aluminum	Fndtn	Full Basement <th># Rooms</th> <td>6</td>	# Rooms	6		
Room Dimensions											
	DIM	L	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace	No
LR	17 x 12	M	B-Main	1	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No
DR	x		B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	x		B-Blw G	0	0	Heating		Disposal	Yes	Ceiling Fan	No
KT	9 x 11	M	Cooling	Central Air	Water Soft-Owned	No	Skylight	No			
BK	8 x 10	M	Laundry Rm	Main	x	Water Soft-Rented	No	ADA Features	No		
DN	x		AMENITIES	Deck Open, Disposal	Alarm Sys-Sec	No	Fence	Wood			
MB	12 x 11	M	Alarm Sys-Rent	No	Golf Course	No					
2B	12 x 8	M	Jet/Grdn Tub	No	Nr Wlkg Trails	No					
3B	11 x 9	M	Pool	No	Garage Y/N	Yes					
4B	x		Garage	2.0 / Detached	/ 22 x 22 / 484.00	Pool Type		Garage Dr Opnr:	No		
5B	x		Outbuilding	None	x	Off Street Pk					
RR	x		Outbuilding		x	SALE INCLUDES	Cooktop-Electric				
LF	x		Assn Dues	Not Applicable							
EX	x		Other Fees								
WtrType	Restrictions										
Water Features	Water Access	Wtr Name									
	Wtr Frtg	Channel Frtg									
		Lake Type									

## Virtual Tours:

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	4/9/2019	<b>Auction Time</b>	6:00 p.m.
<b>Auctioneer Name</b>	Mike Roy			<b>Auctioneer License #</b>	AU08602044		
<b>Financing:</b>	Proposed	Cash, Conventional		<b>Exemptions</b>	Homestead, Mortgage	<b>Year Taxes Payable</b>	2019
<b>Annual Taxes</b>	\$758.00	<b>Is Owner/Seller a Real Estate Licensee</b>	No		<b>Possession</b>	NEG	
<b>List Office</b>	Schrader Real Estate and Auction of Fort Wayne - Offc.: 260-7...						

Pending Date	Closing Date	Selling Price	How Sold	CDOM	1
Ttl Concessions Paid	Sold/Concession Remarks				
Presented by: Michael Roy - Cell: 260-437-5428 / Schrader Real Estate and Auction of Fort Wayne - Offc.: 260-749-0445					
Information is deemed reliable but not guaranteed.					
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## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in one tracts or a combination of both. Bid on individual tracts any combination of tracts or on the entire property. The property will be sold in the manner resulting in the highest total sale price.

**DOWN PAYMENT:** \$2,000 down. 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. Seller reserves the right to reject any and all bids.

**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(s).

**CLOSING:** Targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession shall be at of closing.

**REAL ESTATE TAXES:** Will be prorated to closing date.

**ACREAGE:** All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new survey will not be provided. If a new survey is necessary for financing it will be at buyers expense.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC 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

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