

AUCTION

Tuesday April 23rd at 6pm

4 Bedroom, 2½ Bath Home

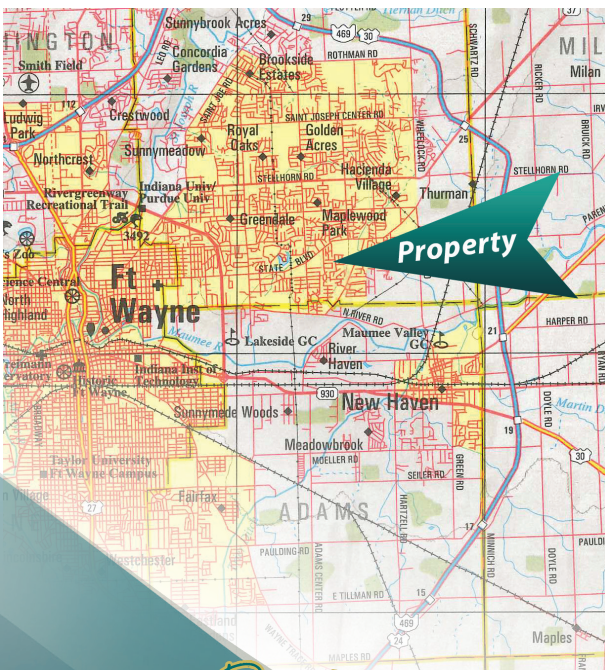
2109 SKYHAWK DRIVE, LAKE FOREST EXTENDED, FORT WAYNE, INDIANA



HOME FEATURES

- 2 Story with 4 Bedrooms, and 2 ½ Baths
- Covered Front Porch
- Concrete Driveway
- 2 car attached garage with side exterior door
- New Gas Forced Air Furnace with Central Air
- Gas Hot Water Heater
- Family Room with Brick Fireplace Wood Ceiling Beams French Door to Patio
- Breakfast Nook with ceiling fan and light
- Kitchen has plenty of cabinets, pantry area with shelves, Electric Range with Jenn-Aire, Dishwasher,
- Disposal, Side by Side Refrigerator
- Dining Room has Crown molding and chair rail
- Living Room
- ½ Bath with Washer and Dryer and top cabinets
- Foyer with closet
- Master Bedroom has full bath with shower and large closet
- Full Bath with Tub/Shower and Single bowl
- Other 3 bedrooms has nice size closets and ceiling fans in each room
- Garden Shed
- Large Patio
- Brick and Vinyl Siding

LOCATION MAP



Preview

SUNDAY, APRIL 7 FROM
2 to 4PM - OR CALL OFFICE FOR
PRIVATE SHOWING!



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

• Owner: Carol Knoch


• Auction Manager: Jerry Ehle, #AC630051504



SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC

866-340-0445 • 260-749-0445

SchraderFortWayne.com

Property Type	RESIDENTIAL	Status	Active	Auction Yes	
MLS #	201910404	2109 Skyhawk Drive	Fort Wayne	IN 46815	Status Active LP \$0
	Area	Allen County	Parcel ID	02-08-34-525-004.000-072	Type Site-Built Home
	Sub	Lake Forest	Cross Street		Bedrms 4 F Baths 2 H Baths 1
	Location	City/Town/Suburb	Style	Two Story	
	School District	FWC Elem	Haley	JrH Blackhawk	SrH Snider
	Legal Description	Lake Forest Extended Sec V Lot 20			
	Directions	Maysville Road to Turkey Run to Skyhawk Dr.			

Remarks Auction Date is April 23, 2019 6:00 p.m. 2-story home with 4 BR, 2 1/2 BA with 1976 sq. ft., 2 car attached garage, New Furnace, 6 panel doors, nice size kitchen with large pantry and plenty of cabinets, chair rail in Dining Room plus crown molding, Living room has large front windows, foyer entrance with coat closet. Wood beams in the Family room and the Kitchen, Family room has a fireplace plus a french door to big patio area. All 4 Bedrooms are up, utl room is in 1/2 Bath on the mail level. Covered front porch. 10 x 10 Shed "NO PRIOR OFFERS" **TERMS AND CONDITIONS PROCEDURE:** The property will be offered as one complete property. There will be open bidding during the auction as determined by the Auctioneer. **DOWN PAYMENT:** \$2,500 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. 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. **CLOSING:** The balance of the purchase price is due at closing, which will take place on or before May 31, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. **POSSESSION:** Possession shall be on day of closing, immediately following the closing. **REAL ESTATE TAXES:** The 2019 Real Estate taxes due in 2020 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter. **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 perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller and successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's

Sec	Lot	Zoning	Abv Gd Fin SqFt	Lot Ac/SF/Dim	0.2400 / 10,454	75x140	Src N	Lot Des	Level, Partially W...
Township	St Joe			1,976	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,976	Year Built 1973	# Rooms 8
Age 46	NewNo		Date Complete	Ext Brick, Vinyl	Fndtn Slab				
Room Dimensions									
	DIM	L							
LR	19 x 11	M	Baths Full	Half	Water	CITY	Dryer Hookup Gas	No	Fireplace Yes
DR	15 x 10	M	B-Main	0	1	Sewer	Dryer Hookup Elec	Yes	Guest Qtrs No
FR	19 x 11	M	B-Upper	2	0	Fuel / Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln No
KT	12 x 9	M	B-Blw G	0	0	Heating	Disposal	No	Ceiling Fan No
BK	11 x 8	M				Cooling Central Air	Water Soft-Owned	No	Skylight No
DN	x		Laundry Rm	Main	8	x 6	Water Soft-Rented	No	ADA Features No
MB	16 x 10	U	AMENITIES	Attic Pull Down Stairs, Attic Storage, Breakfast Bar			Alarm Sys-Sec	No	Fence
2B	14 x 11	U		Ceilings-Beamed, Chair Rail, Dryer Hook Up Electric, Eat-In			Alarm Sys-Rent	No	Golf Course No
3B	10 x 9	U		Kitchen, Foyer Entry, Garage Door Opener, Landscaped,			Jet/Grdn Tub	No	Nr Wlkg Trails No
4B	10 x 9	U	Garage	2.0 / Attached	/	21 x 21 / 441.00	Pool	No	Garage Y/N Yes
5B	x		Outbuilding	Shed	10 x 10		Pool Type		Garage Dr Opnr: Yes
RR	x		Outbuilding		x		Off Street Pk		
LF	x		Assn Dues		Not Applicable		SALE INCLUDES	Dishwasher, Refrigerator, Washer, Window	
EX	x		Other Fees				Treatments, Dryer-Electric, Range-Electric, Sump Pump, Water Heater		
WtrType			Restrictions				Gas		
Water Features			Water Access				FIREPLACE	Family Rm	
			Wtr Frtg						
				Channel Frtg					
				Lake Type					

Virtual Tours: [Unbranded Virtual Tour](#)

Auction Yes	Auction Reserve Price \$	Auction Date	4/23/2019	Auction Time	6:00 p.m.
Auctioneer Name	Jerry Ehle	Auctioneer License #	AU19300123		
Financing: Proposed	Cash, Conventional	Exemptions	Homestead, Mortgage	Year Taxes Payable	2019
Annual Taxes	\$1,586.40	Is Owner/Seller a Real Estate Licensee	No	Possession	NEG
List Office	Schrader Real Estate & Auction - Offc.: 260-749-0445				

Pending Date	Closing Date	Selling Price	How Sold	CDOM	1
Ttl Concessions Paid	Sold/Concession Remarks				
Presented by: Jerry Ehle - Off: 260-749-0445 / Schrader Real Estate & Auction - Offc.: 260-749-0445					

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2016 Indiana Regional Multiple Listing Service LLC
Featured properties may not be listed by the office/agent presenting this brochure.

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as one complete property. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$2,500 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. 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.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before May 31, 2019. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The 2019 Real Estate taxes due in 2020 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

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 perimeter survey shall be prepared

only if necessary to complete Title Commitment. Seller and successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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 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, investigations, 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.