

REAL ESTATE AUCTION

Preview Dates:

Sunday, April 7 • 2-4pm
or call office for
private showing!

AC63001504, AU19300123



— **Thursday, April 25 • 6pm** —

5716 Dartmouth Drive, Fort Wayne, IN
Located just west of Bishop Dwenger High School

Very Spacious 4 Bedroom, 2 Bath, Story & Half Home

Home Features

- All New Flooring
- Replacement Windows
- Gas Fireplace in Great Room
- Foyer Entry
- Dining Room with Built in Corner cabinets with glass doors on top and cabinet below
- Completely redone Kitchen with Gas Stove, Refrigerator, Built in Microwave, Lots of Cabinets and pantry area, 2 corner lazy susans, and breakfast bar plus nook area.
- Utility room includes washer and dryer and has double sink and lots of cabinets and counter top area
- 2 Car Garage with utility room for the gas FA furnace and Gas Hot water heater and sink and workbench with cabinets.
- 2 Bedrooms on the main level with a walk through closet between them
- Full bath with corner shower, single bowl sink with a large closet area
- Upstairs features: 2 huge Bedrooms with Jack and Jill Bath with Tub and Shower unit. Both bedrooms have full wall of closets plus a walk in attic area
- Whole House Attic Fan
- Backyard features Large Covered Deck area plus a great garden shed with electricity and fenced backyard
- Front Covered Porch
- Brick and Vinyl siding, Asphalt Drive
- Updated Landscaping



ONLINE BIDDING AVAILABLE

Seller: Joann L. Hatfield Estate | Auctioneer: Jerry Ehle

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

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 201910601	5716 Dartmouth Drive	Fort Wayne	IN 46825	Status Active	LP \$0
	Area Allen County	Parcel ID 02-07-24-131-002.000-073	Type Site-Built Home		
	Sub Northcrest Woods	Cross Street	Bedrms 4	F Baths 2	H Baths 0
	Location City/Town/Suburb	Style One and Half Story			
	School District FWC Elem	Northcrest	JrH Northwood	SrH North Side	
	Legal Description Northcrest woods Lot 56				
	Directions Washington Center to Dartmouth Dr.				

Remarks Auction on April 25th 2019 6:00 4 Bedroom, 2 Full Baths, All New Flooring, Replacement Windows, Gas Fireplace in Great Room, Foyer Entry, Dining Room with Built in Corner cabinets with glass doors on top and cabinet below, Completely redone Kitchen with Gas Stove, Refrigerator, Built in Microwave, Lots of Cabinets and pantry area, 2 corner lazy susans, and breakfast bar plus nook area, Utility room includes washer and dryer and has double sink and lots of cabinets and counter top area, 2 Car Garage with utility room for the gas FA furnace and Gas Hot water heater and sink and workbench with cabinets. 2 Bedrooms on the main level with a walk through closet between them Full bath with corner shower, single bowl sink with a large closet area. Upstairs features: 2 huge Bedrooms with Jack and Jill Bath with Tub and Shower unit. Both bedrooms have full wall of closets plus a walk in attic area. Whole House Attic Fan. Backyard features Large Covered Deck area plus a great garden shed with electricity and fenced backyard, Front Covered Porch. Brick and Vinyl siding, Asphalt Drive, Updated Landscaping No Offer Prior to Auction

Sec	Lot	Zoning	Lot Ac/SF/Dim				0.3200 / 13,939	110x120		Src N	Lot Des	Level
Township	Washington		Abv Gd Fin SqFt	2,826	Below Gd Fin SqFt	0	Ttl Bclw Gd SqFt	0	Ttl Fin SqFt	2,826	Year Built	1962
Age	57	NewNo	Date Complete		Ext	Brick, Vinyl		Fndtn	Slab		# Rooms	9
Room Dimensions												
	DIM	L										
LR	20 x 14	M	Baths	Full	Half	Water	CITY	Dryer Hookup	Gas	No	Fireplace	Yes
DR	10 x 10	M	B-Main	1	0	Sewer	City	Dryer Hookup	Elec	Yes	Guest Qtrs	No
FR	x		B-Upper	1	0	Fuel /	Gas, Forced Air	Dryer Hook Up	Gas/Elec	No	Split FirPln	No
KT	12 x 10	M	B-Blw G	0	0	Heating		Disposal		Yes	Ceiling Fan	Yes
BK	17 x 10	M				Cooling	Central Air	Water Soft-Owned		No	Skylight	No
DN	x		Laundry Rm		Main	10 x 8		Water Soft-Rented		No	ADA Features	No
MB	15 x 12	M	AMENITIES	Alarm System-Security, Attic Pull Down Stairs,				Alarm Sys-Sec		Yes	Fence	Wood
2B	15 x 10	M		Attic Storage, Breakfast Bar, Ceiling Fan(s), Deck Covered,				Alarm Sys-Rent		No	Golf Course	No
3B	20 x 18	U		Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry,				Jet/Grdn Tub		No	Nr Wlkg Trails	No
4B	14 x 18	U	Garage	2.0	/ Attached	/ 22 x 19	/ 418.00	Pool		No	Garage Y/N	Yes
5B	x		Outbuilding	Shed		14 x 8		Pool Type			Garage Dr Opnr:	Yes
RR	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Dryer			
EX	x		Other Fees					-Electric, Range-Gas, Water Heater Gas				
WtrType			Restrictions					FIREPLACE	Living/Great Rm, Gas Log, One			
Water Features			Water Access			Wtr Name						
			Wtr Frtg			Channel Frtg						
						Lake Type						

Virtual Tours: [Unbranded Virtual Tour](#)

Auction Yes	Auction Reserve Price \$	Auction Date 4/25/2019	Auction Time 6:00 p.m.
Auctioneer Name Jerry Ehle	Auctioneer License # AU19300123		
Financing: Proposed	Cash, Conventional	Exemptions Homestead	Year Taxes Payable 2019
Annual Taxes \$1,380.76	Is Owner/Seller a Real Estate Licensee No	Possession NEG	
List Office Schrader Real Estate & Auction - Offc.: 260-749-0445			

Yes

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			

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AUCTION TERMS & 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 Personal Representative's Deed.

CLOSING: The 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 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.

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