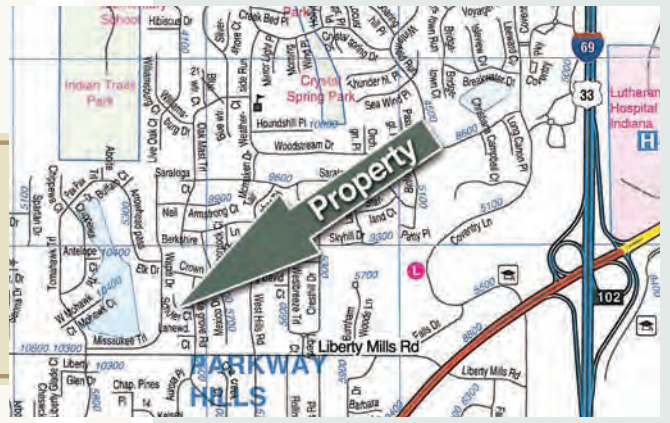


AUCTION

ABOITE TOWNSHIP HOME

MONDAY, DECEMBER 10 @ 6PM

10029 SCHUYLER COURT, FT WAYNE
(Located off of Liberty Mills Rd)



GORGEOUS 4 BEDROOM 2 STORY HOME WITH FULL BASEMENT ON QUIET CUL-DE-SAC LOT



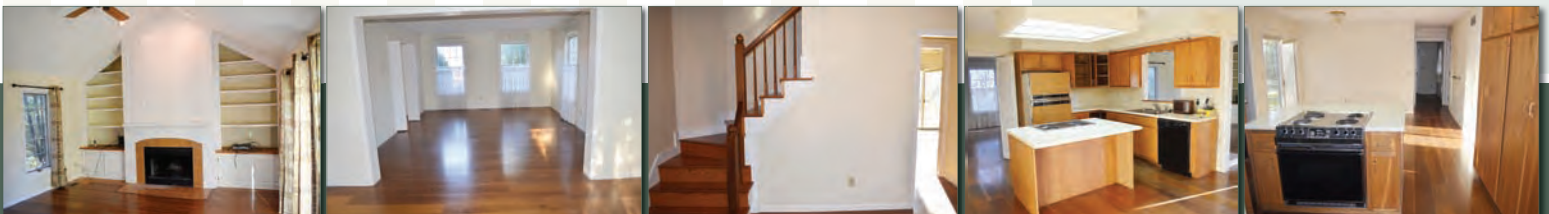
Home Features

- Spacious Kitchen with Bar and Breakfast Nook
- Bright Family Room with Fireplace and Deck access
- Huge Living Room into Dining Room Areas
- 4 Spacious Bedrooms with New Hardwood Flooring throughout!
- 2 ½ Baths PLUS Laundry Room / Mud Room with shower
- 2 Car Attached Garage with pull down attic storage
- Scenic Fenced Back Yard
- FULL BASEMENT!

SW ALLEN SCHOOLS
ANNUAL TAXES: \$2142.24



SELLER: DONALD MARK TRUST,
Renee Riecke, Attorney
AUCTIONEER: JERRY EHLE
260.749.0445 • 866.340.0445
www.SchraderFortWayne.com



OPEN HOUSE TO PREVIEW: SUNDAY, NOVEMBER 17 • 2-4PM
OR CALL OFFICE FOR PRIVATE SHOWING . . . 749 - 0445!

Resi-Single Family Client Full Detail Report

Property Type RESI-SINGLE FAMILY	Status Active	Auction Yes
MLS # 201211907	10029 Schuyler Court	Fort Wayne IN 46804
County Allen	Parcel ID 021122454003000075	Status Active
Sub Saratoga Park	Cross Street	LP \$0
Location City/Town/Suburb	Style Two Story	Type Site-Built Home
School District Southwest Allen	Elem Haverhill	Area AL06
Legal Description Saratoga Park Sec 1 Lot 12	JrH Summit	Bedrms 4 F Baths 2 H Baths 1
Directions Aboite Center to Middle Grove to Schuyler Court.	SrH Homestead	



Remarks

Auction Date is Dec. 10th 6:00 p.m. Immaculate 2 story home with hardwood floors, 4 BR, 2 1/2 BA, full basement, 2 car attached garage. Very large foyer with open wood stairway to the upstairs. FR w/FP plus bookshelves and cabinets on both sides. Gas FA w/CA, utl room with shower. Cul-se-sac lot with mature trees. Deck off of the FR and the Nook area.

Sec1	Lot 12	Zoning R1 - Single Family Resident	Lot Ac/SF/Dim 0.3300 / 14194 / 94x151	Src A	Lot Des Partially Wooded
Township Aboite	Abv Fin SqFt 2750	Blw Fin SqFt 0	Ttl Blw SqFt 1286	Ttl Fin SqFt 2750	Year Built 1986
Age 26	New Not New	Date Complete	Ext Vinyl	Fndtn Basement Full Basement	# Rooms 9
Room Dimensions	Baths	Full	Half	Water CITY	Range/Oven Electric Hookup
DIM	L	B-Main	0	1	Sewer CITY
LR 16 x 14	M	B-Upper	2	0	Fuel Gas
DR 11 x 14	M	B-Lower	0	0	Heating Forced Air
FR 16 x 16	M	B-Bsmt	0	0	Cooling Central Air
KT 13 x 11	M	Laundry Area	Utility Room	7 x 5	Water Htr Gas
BK 13 x 9	M	Porch	None	x	Water Soft No
DN 14 x 12	M	Patio	No	x	Security Sys No
MB 19 x 14	U	Deck	Yes	14 x 13	Master Bath Full
2B 13 x 12	U	Garage	2	, Attached , 22 x 22 , 484.00	Jet/Grdn Tub Jet
3B 13 x 13	U	Outbuilding	None	x	Pool No
4B 10 x 13	U	Outbuilding		x	Pool Type
5B x		Assn Dues	175.00	Annually	Streets Paved
RR 0 x 0	N	Other Req Fees			Off Street Pk No
LF 0 x 0	N	Restrictions			GD Opener Yes
EX 0 x 0	N	Water Access	NONE	Lake Name	SALE INCLUDES Dishwasher, Range, Refrigerator, Window Treatments
Lake Type	Lake Frtg	Channel Frtg			FIREPLACE Family Rm

LAKE FEATURES

Virtual Tours:

# Pasture Acres	# Tillable Acres	# Timber Acres	Auctioneer License # Au19300123
Auction Yes	Auctioneer Name Jerry Ehle	Exemption Homestead	Year Taxes Payable
Financing: Proposed	Cash, Conventional	Is Owner/Seller a Real Estate Licensee? No	Possession doc
Annual Taxes 2142.24			
Listing Office: Schrader Real Estate & Auction			

Pending Date	Closing Date	Selling Price	Financing
Total Concessions Paid	Sold/Concession Remarks		

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.
DOWN PAYMENT: \$5000 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 Representative 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 Trustee's 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 to complete Title. The

seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.
AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. and its representatives are exclusive agents of the Seller.
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ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.