

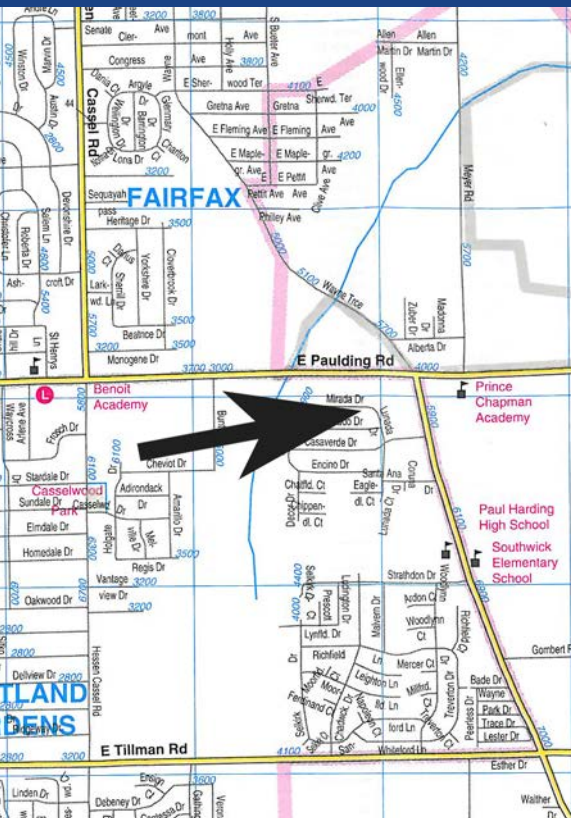


3 Bedroom Home Selling At AUCTION

Saturday, November 9, 10:00 AM • On Site

OPEN HOUSE DATES:

Wednesday, October 23, 4-6PM
and Sunday, October 27, 1-5PM



**This home will sell to the highest bidder
at or above \$50,000.00**

Note: Assessed value is \$63,800.00

Joseph W. Roman Estate • Seller: Keith Roman

FOR MORE INFORMATION, CALL 1-800-451-2709

Auction Manager: Dennis A. Bennett, AARE, CES, MPPA • 260-433-2159
auctions@schraderauction.com



SCHRADER
Real Estate and Auction Company, Inc.

800-451-2709
SchraderAuction.com

3 Bedroom Home Selling At AUCTION

Saturday, November 9 • 10:00 AM
On Site: 4410 MIRADA DR., FORT WAYNE, IN

This nice 3 bedroom, 1-1/2 bath home is located between Paulding and Tillman Roads just off of Wayne Trace in the Southwick Subdivision, at 4410 Mirada Drive. The home has a full basement, fenced back yard, and a detached 2 car garage. The home has a newer roof and vinyl siding with a huge oak tree shading the front lawn. Consider this for a starter home or, at the reserve of only \$50,000.00, a great investment property. Low annual taxes of only \$140.47. Natural gas furnace installed 2001 and water heater in 2005. Close to schools - both Harding and Southwick Elementary.



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HOME INFORMATION

Address/Directions 4410 Mirada Drive, Fort Wayne, IN 46816 (Southwick Village Subdivision)

Price: Auction

Terms: Cash ☒ Contract ☐

Mortgage Balance 0

Reason for Selling Estate

Age 44 years **Condition** Good

Lot Size 60' x 125' **Lot #** 36 Southwick Village

Type Property Single Family Dwelling - Platted Lot

Construction Stick Built

Assessed Value:

Land Lot #36

Buildings

Tax Rate 3.123

Adjustment

Annual Taxes \$140.47

Type of Heat Gas Forced Air

Age 12

Avg. Elec. Cost

High School Paul Harding East Allen University

Middle School Paul Harding Junior High

Grade School Southwick Elementary **Bus** Yes

Size Well N/A

Septic N/A

Tub Yes

Shower Yes

Fireplace in N/A

Insulation Yes

Wall 4"

Attic 10"

Storm Door Yes

Storm Window Yes, Alum. & some vinyl replacement screens

Siding Vinyl

Windows Wood with Aluminum & some vinyl replacement

Roof Asphalt Shingles

Walls Dry Wall

Floors

Type Cabinets Wood

Range Yes

Oven Yes

Refrig Yes

Dishwasher Yes

Disposal Yes

Water Softener N/A

Rooms:

1st

2nd

Living Room

13'6" x 16'

Dining Room

N/A

Kitchen

11' x 17'4"

Bath - Full

5' x 7 1/2'

Family Room

N/A

Bedroom - Master

11' x 14'

Bedroom - 2

9'4" x 13'

Bedroom - 3

9'4" x 9'4"

Bedroom

N/A

1/2 Bath

4'2" x 5'

Utility

Basement Size 864 sq. ft. - 24' x 36'

Square Foot Living Area 864 sq. ft.

Slab N/A

Crawl N/A

Garage 20' x 24'

Att. N/A

Det. Yes

Air Conditioning Central Air

LP Tank N/A

Rental Owned

Carpeting Partial, Laminate in Kitchen

Draperies & Blinds Stay

Porch 4' x 20'

Patio

Deck N/A

Plumbing Copper

iring Copper

Water Heater Gas

Size 30 Gal.

Possession At Closing

Remarks Great little house. Starter home or for someone looking to down size. Investors should consider this one.

Assessed Value: \$63,800.00

Will sell to the highest bidder at or above \$50,000.00 with only \$3,000.00 down day of auction.

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$3,000 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. The home will sell to the highest bidder at or above \$50,000.00.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide an Executor'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 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.

AGENCY: Schrader Real Estate & Auction Co. 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 expressed, 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.**