

Tuesday, July 7th • 6pm | 8923 Woodstream Drive, Fort Wayne, IN



OPEN HOUSE:
Tue., June 16 from 5-7pm
or call office for private
showing 260.749.0445



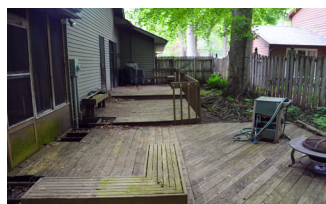
Aboite Southwest Allen County Home • Great Investment Opportunity

HOME FEATURES:

- 3 Bedroom, 3 ½ bath and full basement on wooded lot!
- This home looking for the full makeover experience!!
- Large half acre wooded lot
- Kitchen with double oven, electric cooktop
- Additional nook off of kitchen
- Great room with fireplace and cathedral ceilings
- Sun room with double French doors
- Screened back porch with multi-tiered wood deck
- Master bedroom with private patio door to deck
- Full basement completely framed waiting to be finished
- Annual Taxes: \$2,367
- Association Dues: \$170



8923 Woodstream Drive, Fort Wayne, IN



Seller: Eversole | **Auction Manager:** Jerry Ehle AC63001504, AU19300123

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. 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, & 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 & 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 General Warranty Deed.

CLOSING: The balance of the purchase price is due at 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) & Seller.

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

REAL ESTATE TAXES: The 2020 Real Estate taxes due in 2021 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

ACREAGE: The lot size, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared to complete Title Commitment. Seller & 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 & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to

the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.**

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Listings as of 06/09/2020

| | |
|---------------|-------------|
| Property Type | RESIDENTIAL |
|---------------|-------------|

Status Active

Auction Yes

| | | | | | |
|--|---|---|-----------------------------|----------------------|------------------|
| MLS # 202021283 | 8923 Woodstream Drive | Fort Wayne | IN 46804 | Status Active | LP \$0 |
|  | Area Allen County | Parcel ID 02-11-23-179-004.000-075 | Type Site-Built Home | | |
| | Sub The Shores | Cross Street Coventry Lane | Bedrms 3 | F Baths 3 | H Baths 1 |
| | Location City/Town/Suburb | Style One Story | | | |
| | School District SWA | Elem Haverhill | JrH Summit | SrH Homestead | |
| | Legal Description The Shores Sec 1 Lot 38 | | | | |
| | Directions Coventry Lane to Woodstream Drive | | | | |
| Inside City Limits | City Zoning | County Zoning | Zoning Description | | |

Remarks Auction is July 7th 6:00 p.m. 3 BR, 3 1/2 BA, Ranch with full basement, Natural Setting with plenty of trees and large lot, 3 tier deck, FP in the great room, sunken Sunroom, screen porch, galley style kitchen with 2 pantries, nook, DR, Large foyer, Basement has a full bath, and a large rec room with fireplace, Water Softener, sump pump, 2 car garage with pull down attic stairs and attic storage.

[illegible]

Virtual Tours:

Auction Yes Auction Reserve Price \$

Auction Date 7/7/2020

Auction Time 6:00

Auctioneer Name Jerry Ehle

Auctioneer License # AU19300123

Financing: Proposed Cash, Conventional

Exemptions

Year Taxes Payable 2020

Annual Taxes \$2,366.96

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 0

Ttl Concessions Paid

Sold/Concession Remarks

Presented by: Jerry Ehle - Off: 260-749-0445

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Yes