

TERMS AND CONDITIONS:**PROCEDURE:** The property will be offered at oral auction.**DOWN PAYMENT:** \$2,000 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. The sale will be a cash transaction due to the condition of the improvements. No conventional, FHA, VA, or other lender financing will be accepted.**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. Preliminary title work has been ordered through Metropolitan Title and is available upon request.**DEED:** Seller shall provide a Personal Representative's Deed.**CLOSING:** The balance of the purchase price is due at closing. The

closing shall take place approximately 30 days after the auction, on or before October 1, 2020. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession given the 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 closing. 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.**DISCLAIMER AND ABSENCE OF WARRANTIES:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. and its representatives are exclusive agents of the Seller. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and allrelated materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "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.****REAL ESTATE AUCTION****Monday, August 31 • 6pm****3206 Reed Street, Fort Wayne, IN 46806****AUCTION MANAGER:****Jared Sipe • 260.750.1553****AC63001504, AU10700099**

AUGUST	SU	M	TU	W	TH	F	SA
							1
2	3	4	5	6	7	8	
9	10	11	12	13	14	15	
16	17	18	19	20	21	22	
23/30	24/31	25	26	27	28	29	

FOLLOW US ON:**GET OUR IOS APP****Corporate Headquarters:****950 N Liberty Drive, Columbia City, IN 46725****260.749.0445 • 866.340.0445 • SchraderFortWayne.com****Monday, August 31 • 6pm****3206 Reed Street, Fort Wayne, IN 46806****Attention Investors:****Great Investment Opportunity!**

- 2 Story Home
- 1,248 Sq. Ft.
- Full Basement 624 Sq. Ft.
- 6 Rooms (Family Room, Dining Room, Kitchen, and 3 Bedrooms)
- 1 Full Bathroom

**260.749.0445 • 866.340.0445****www.SchraderFortWayne.com**

REAL ESTATE AUCTION

Monday, August 31 • 6pm

3206 Reed Street, Fort Wayne, IN 46806

Attention Investors:
Great Investment Opportunity!

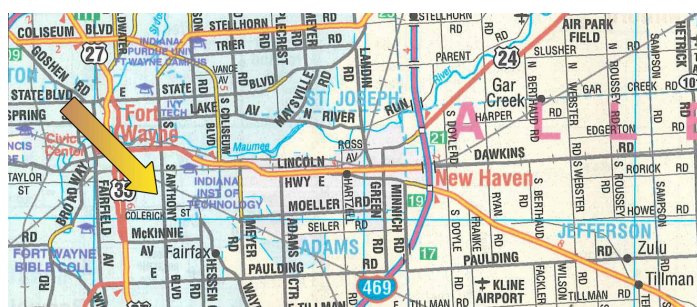


PREVIEW: Call for a private showing. Home will be open the day of the auction at 4:30pm.



PROPERTY DETAILS

- 2 Story Home
- 1,248 Sq. Ft.
- Full Basement 624 Sq. Ft.
- 6 Rooms (Family Room, Dining Room, Kitchen, and 3 Bedrooms)
- 1 Full Bathroom
- Natural Woodwork and Hardwood Floors
- Forced Air Heat
- Large 7'x24' Enclosed Porch
- 14'x20' 1 Car Detached Garage
- Asphalt Shingle Roof and Cedar Siding
- 36'x128' Lot With Chain Fence Backyard
- Natural Gas, City Water, and City Sewer
- Zoned R1 Single Family
- 2019 Pay 2020 Taxes: \$210.96 with Exemptions
- Fort Wayne Community Schools: Lincoln Elementary, Shawnee Middle School, Northrop High School
- Home Will Need Significant Repairs and Updates, Excellent Investment Opportunity



LOCATION: 3206 Reed Street, Fort Wayne, IN 46806
DIRECTIONS: Take Anthony Blvd. to Oxford St. and turn West to Reed St. and turn North to auction site.

OWNER: Thomas Dikeolakos Estate
AUCTION MANAGER: Jared Sipe • 260.750.1553

260.749.0445 • 866.340.0445
www.SchraderFortWayne.com

