



REAL ESTATE

Auction

7009 N. River Rd.,
Ft. Wayne, IN 46815

AUCTION MANAGER:
Mike Roy

866-340-0445 / 260-749-0445

#AU08602044

APRIL 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



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866-340-0445

THURSDAY, APRIL 1ST @ 6PM

Allen County • Fort Wayne, Indiana



Attention:
Homeowners
Investors
Flippers!

REAL ESTATE

Auction



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THURSDAY, APRIL 1ST @ 6PM

Auction Held
On Site!

Property Address

2401 Dellwood Dr., Fort Wayne, IN 46803
Located in Sunnymede Woods

- 4 bedroom ranch
- 80 x 175 corner lot
- 2.5 bath
- Open floor plan
- Partially finished walk out basement
- 2 limestone fireplaces
- Garden shed
- Large rear elevated deck
- Vinyl siding
- Newly renovated bathroom
- New front entry door
- Asphalt parking
- Quiet neighborhood, backs up to farmland
- Gas furnace and central air conditioning

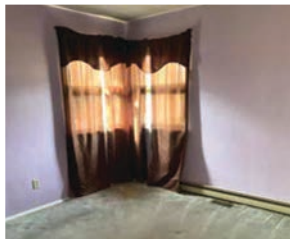
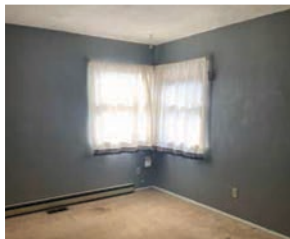


Enter through the new front entry door into the large family room featuring a limestone fireplace. Straight ahead is the open kitchen and dining area with access to the elevated rear wood deck.

Down the hall is a newly renovated full bath, master suite with full bath and three additional bedrooms all with cedar lined closets.

The lower level features large family room with limestone fireplace and bar area and access to the backyard. A 2 car garage area with partial bath fixtures.

The backyard has an immaculate view to the farmland behind and has a small garden storage shed and asphalt parking area. This is a corner lot and has good curb appeal.



Open Houses
Sunday, March 21
2-4 pm
Monday, March 22
4-6 pm

REAL ESTATE
Auction



SELLER: DAVID R. LYTTLE ESTATE • DAVID "KEITH" LYTTLE PR
TRAVIS GLASSLEY ESTATE ATTORNEY
AUCTIONEER MANAGER: MIKE ROY #AU08602044



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction.

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. 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 Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. The closing shall take place on or before October 30, 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: 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 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.