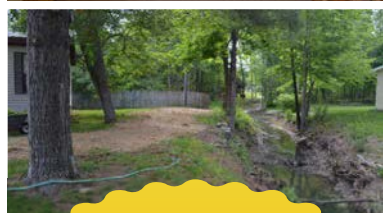
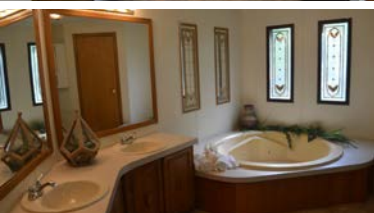
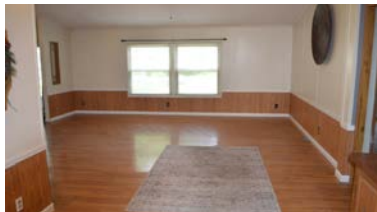


New Haven Area HOME AUCTION

3 Bedroom, 2 Bathroom Ranch



Monday, June 14 • 6pm | 3931 Fritch Ave Fort Wayne, IN 46806



HOME FEATURES:

- Spacious open concept floor plan
- Large kitchen/dining area w/ vaulted ceiling, new sink & lots of cupboards
- Large built-in china cabinet & shelf unit
- Great room w/ vaulted ceiling, large double windows & pass through window from kitchen
- Very spacious master bedroom w/ full bath including jetted garden tub, separate shower & double vanity w/ new sinks!
- 2nd & 3rd good sized bedrooms w/ walk-in closets & additional full bath!
- Utility room w/ washer & dryer
- New metal roof, new flooring & new front porch
- Gas forced air, central air & city utilities
- Refrigerator, gas range & washer & dryer



Seller: B A B Construction, LLC

Auction Manager: Jerry Ehle • 260.410.1996


#AC63001504, #AU19300123

260.749.0445 • 866.340.0445

www.SchraderFortWayne.com



Listings as of 05/20/2021

Property Type	RESIDENTIAL			Status	Partial Listing		CDOM	DOM	Auction Yes				
MLS #	Temp-386089	3931 Fritcha Avenue			Fort Wayne		IN 46806	Status	Partial Listing		LP		
	Area	Allen County			Parcel ID	021315478003000039		Type	Site-Built Home				
	Sub	Ridgeview Heights			Cross Street			Bedrms	3	F Baths	2	H Baths	0
	Location				Style	One Story		REO	No	Short Sale	No		
	School District	EAC	Elem	New Haven		JrH	New Haven		SrH	New Haven			
	Legal Description	Ridgeview Hgts Add Sec B Lot 59											
	Directions	Seiler Rd. to Fritcha Ave or Moeller Road to Fritcha Ave.											
	Inside City Limits				City Zoning			County Zoning					
Zoning Description													

Sec	Lot	Lot Ac/SF/Dim	0.2800	/	/	100x121	Src N	Lot Des	Level					
Township	Adams	Abv Gd Fin SqFt		1,596	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,596	Year Built	1989		
Age	32	New	No	Date Complete		Ext	Vinyl	Fndtn	Slab	# Rooms		7		
Room Dimensions		Baths	Full	Half	Water	CITY		Basement Material						
	DIM	L	B-Main	2	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No			
LR	19 x 14	M	B-Upper	0	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	10 x 10	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	No			
KT	13 x 12	M	Laundry Rm	Main		6	x 5	Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES Ceilings-Vaulted, Foyer Entry, Landscaped, Open					Water Soft-Rented	No	ADA Features	No			
DN	x		Floor Plan, Main Floor Laundry					Alarm Sys-Sec	No	Fence				
MB	16 x 13	M						Alarm Sys-Rent	No	Golf Course	No			
2B	13 x 9	M	Garage		/		/	Garden Tub	No	Nr Wlkg Trails	No			
3B	13 x 10	M	Outbuilding	Shed		8 x 6		Jet Tub	No	Garage Y/N	No			
4B	x		Outbuilding			x		Pool	No	Off Street Pk				
5B	x		Assn Dues	Not Applicable					Pool Type					
RR	x		Other Fees						SALE INCLUDES	Dishwasher, Refrigerator, Washer, Range-Gas, Water				
LF	x		Restrictions						Heater Gas					
EX	x		Water Access	Wtr Name										
WtrType		Wtr Frtg		Channel Frtg										
Water Features				Lake Type										
Auction	Yes	Auctioneer Name		Jerry Ehle		Auctioneer License #		AU19300123						
Owner Name														
Financing: Existing		Proposed		Excluded Party		None								
Annual Taxes		Exemptions		Year Taxes Payable		Assessed Value								
Is Owner/Seller a Real Estate Licensee		No		Possession		NEG								
List Office	Schrader Real Estate & Auction - Offc.: 260-749-0445						List Agent	Jerry Ehle - Off: 260-749-0445						
Agent E-mail	jwehle1@aol.com						List Agent - User Code		UP388010700					
Co-List Office		Co-List Agent												
Showing Instr		Start Showing Date												
List Date	Exp Date		Publish to Internet		Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes			
IDX Include	Y	Contract Type	Exclusive Right to Sell		Buyer Broker Comp.		Vari.Rate	No	Special List Cond.	None				
Virtual Tours:		Lockbox Type		Lockbox Location		Type of Sale								
Pending Date		Closing Date		Selling Price		How Sold		CDOM						
Ttl Concessions Paid		Sold/Concession Remarks												
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent								
Presented by: Jerry Ehle / Schrader Real Estate & Auction														

Information is deemed reliable but not guaranteed.

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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: \$1500 down payment on the day of auction. The down payment may be made in the form of 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: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before July 16, 2021.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering

of the property for sale.

ACREAGE: All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new 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 an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed

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 conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & 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.**