

Real Estate Auction

Thursday, April 14th • 6pm

10[±] Acres

Offered in 2 Tracts

TERMS & CONDITIONS

PROCEDURE: Tracts 1 & 2 will be offered as individual tracts, or as a total unit. There will be open bidding on both tracts & the combination during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: \$5,000 down payment on each tract, or a total of \$5,000 if the tracts combine for the entire 10 acres. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate & Addendum. Seller reserves the right to reject any & all bids. The terms of this agreement & addendum are non-negotiable.

DEED: Seller shall provide a Warranty deed & Owner's Title Insurance Policy.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Balance of purchase price is due in cash at the closing, which will take place approximately 30 days after the auction, on or before May 16, 2022. The cost for an insured closing will be shared 50/50 between Buyer & Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate & has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer & Seller. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised & surveyed acres.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. Your bids are to be based solely upon your inspection. All real estate is sold "as is" without physical warranty. Seller & agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water & septic permits. Tract acreage has been estimated based on aerial photographs. The property is being sold on an "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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, & 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. All sketches or dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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 the final. ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SALE MANAGER:

Mike Roy: 260.437.5428

AC63001504, AU08602044

CORPORATE HEADQUARTERS:

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**6328 Hathaway Road
Fort Wayne, IN 46818**



ONLINE BIDDING AVAILABLE

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of Fort Wayne



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This property is a rare find at public auction located in Northwest Allen County Schools. It offers large lot size and an additional 5 acres can be combined to create that 10 acre country estate. Country living close to all of the modern amenities.

- 4 Bedroom, 2 Bathroom Home on 5 partially Wooded Acres
- 36 x 40 Pole Barn with Overhead Door
- 32 x 40 Frame Wood Barn with Newer Lean to

• **TRACT 1: 4 BEDROOM, ONE STORY RANCH HOME ON 5 +/- ACRES WITH LARGE SCENIC PARTIALLY WOOD-ED LOT:** The home was built in 1974. It has vinyl siding and asphalt shingle roof. There are 4 bedrooms and 2 full bathrooms. The family room has built in bookcases, gas log fireplace and a nice front door entry area. The family room opens up to the large eat in kitchen with hardwood cabinets and it has a center island. There are large pantry and utility closets. There are patio doors that lead to a 15' x 28' screened in porch. The home has electric heat and a split unit heat and air conditioner in the family room. There is a 36 x 24 modern pole barn with partially concrete floor. It has one overhead door and 2 sliding doors in the front. There is 200 amp panel and ample electrical service. There is also a wood framed historical barn that has a wood floored second floor with staircase. There was a new metal lean to built recently on the north side with concrete floor that makes great storage. The lot is partially wooded with a large circle driveway. There is a large open field to the west with a large amount of frontage as Hathaway Road wraps around this parcel.

• **TRACT 2:** This is a 5 +/- acre tillable tract with frontage on Hathaway Road. This rises up towards the back side overlooking the farm fields and wetlands to the north. This could be an awesome potential building site in Northwest Allen School District.

OPEN HOUSES: Sunday, March 20th from 2PM to 4PM & Monday, March 28th from 4PM to 6PM

• **AUCTION LOCATION:** Allen County Fairgrounds; Administration Building #1 2726 Carroll Road, Fort Wayne, IN 46818

• **PROPERTY LOCATION:** 6328 Hathaway Road, Fort Wayne, IN 46818



- **SELLER:** Alfred D. Cooper Estate
- **PERSONAL REPRESENTATIVE:** Melody Tolliver
- **AUCTION MANAGER:** Mike Roy; 260.437.5428

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ONLINE BIDDING AVAILABLE

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