

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in FOUR (4) individual tracts, any combination of tracts & as a total 1.4± acres. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: 10% down payment at close of the auction for individual tracts or combinations of tracts. 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. The terms of this agreement & any addendum are non-negotiable.

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

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which is targeted to take place on or before July 28nd, 2025.

POSSESSION: Buyer(s) shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

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

TRACT MAP(S) & ACREAGE: All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

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 this auction. Any need for a new survey shall be determined solely by the Seller. Seller & 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 & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate and 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.**

ALLEN COUNTY, IN
INDUSTRIAL/COMMERICAL SPACE
AUCTION

Thursday, June 26 • 6pm

AUCTION MANAGERS:

Jerry Ehle • 260.410.1996

#AU19300123, #RB14044208

Justin Griffin • 260.223.5861

#AU12500017, #RB20000785



ONLINE BIDDING AVAILABLE

260.749.0445 • 866.340.0445

www.SchraderFortWayne.com

www.SchraderAuction.com

ALLEN COUNTY, IN
INDUSTRIAL/COMMERICAL SPACE
AUCTION

Thursday, June 26 • 6pm

• 3515/3519 Wayne Trace, Fort Wayne, IN

• Home & Building Lots



ONLINE BIDDING AVAILABLE

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CORPORATE HEADQUARTERS:

950 N Liberty Dr, PO Box 508,

Columbia City, IN 46725

#LC20700176, #AC63001504

1.4±
acres
Offered in 4 Tracts

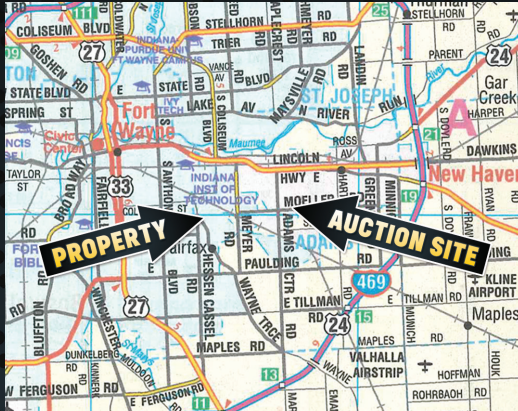


1.4±
acres
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ALLEN COUNTY, IN
INDUSTRIAL/COMMERCIAL SPACE

AUCTION

Thursday, June 26 • 6pm



AUCTION LOCATION: Firehouse Reception Hall,
3322 Honway Ct, Fort Wayne, IN 46806
PROPERTY LOCATION: 3515/3519 Wayne Trce,
Fort Wayne, IN 46806



SELLER: Alfred E. Bendele Estate

AUCTION MANAGERS:

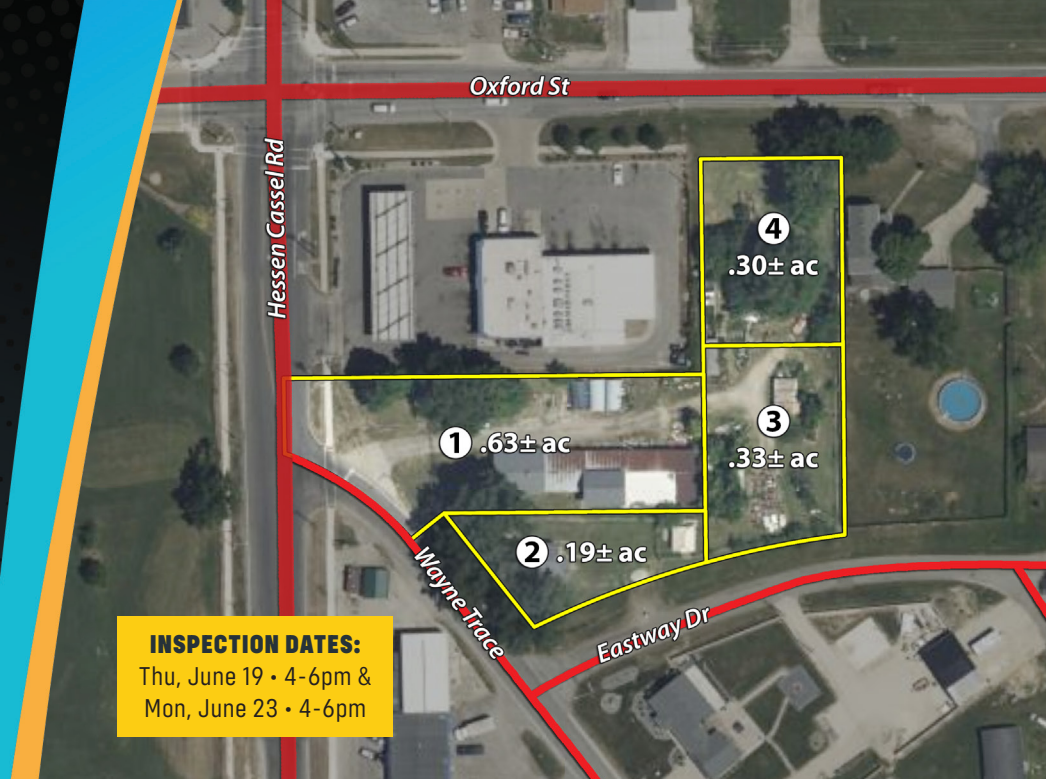
Jerry Ehle • 260.410.1996
& Justin Griffin • 260.223.5861



**ONLINE BIDDING
AVAILABLE**

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709.

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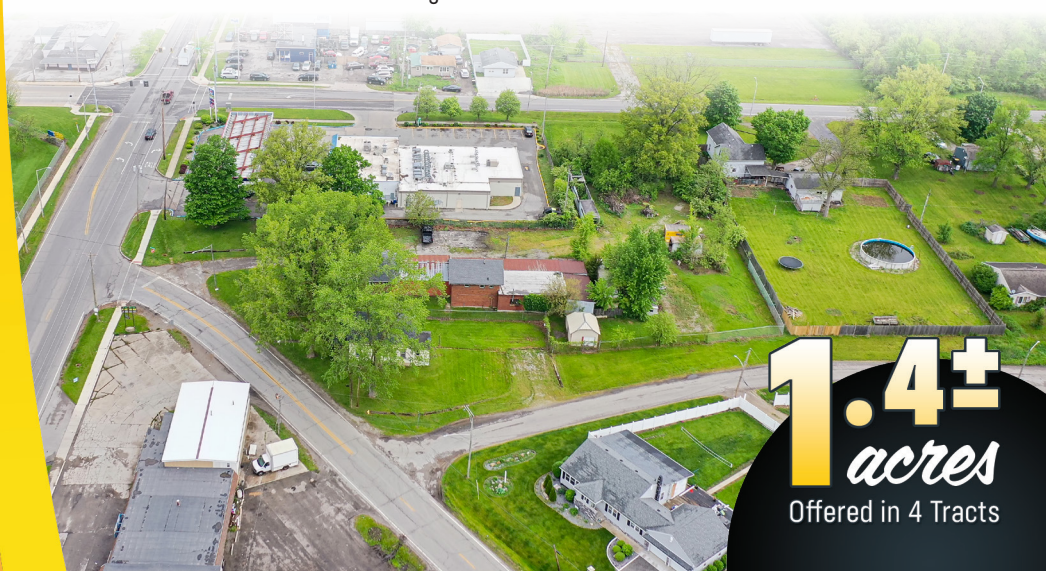
INSPECTION DATES:
Thu, June 19 • 4-6pm &
Mon, June 23 • 4-6pm

TRACT 1 - 0.63± ACRES: Zoned Industrial! This fenced-in commercial space has a lot to offer. The front of the property has an all brick attached home. This home features a 2-bedroom 1 bathroom, living room and kitchen while sitting on a basement. It also has an arched doorway with brick front. This home needs some TLC but would make a great space off of your shop office. The 30x26 heated office space is just off the home. This space has concrete floors, peg board wall with shelving, and a brick wall. The office has one overhead door and one-man door for access. The main commercial space features concrete floors, 3 overhead doors, brick walls, a 1 bedroom, 1 bathroom, 1 kitchen and 1 living area above the workspace that would make a great break room or home (needs work). This commercial space has 400-amp 3 phase electrical coming into the building. This has the potential to run large compressors and machinery. 2 separate service panels are in the main building. This space is also heated with a Reznor heater and thermostat by Dayton. The space has many opportunities from storage to a machine shop or auto mechanics shop.

TRACT 2 - 0.19± ACRES: This 3 bedroom 1 bathroom home is in a great location. Located across from McMillian park. The home has character starting with the front porch and continuing with the old style wood working separating the living room and sitting room. There are two bedrooms upstairs and one bedroom on the main floor. There is potential in this home! Great parking in the back off a quiet road with a back door entrance to the home.

TRACT 3 - 0.33± ACRES: Zoned commercial land, this land could be open to many different options to potentially build. This land has road frontage off Eastway Dr.

TRACT 4 - 0.30± ACRES: Zoned commercial land, this land could be open to many different options to potentially build. This land has road frontage off the busy Oxford St and a great potential business or commercial building.



**1.4±
acres**
Offered in 4 Tracts