

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in ONE (1) individual tract. There will be an open bid during the auction as determined by the Auctioneer. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: \$2,500 down payment at close of the 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. 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 SEPTEMBER 15TH, 2025.

POSSESSION: Buyer 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.

ACREAGE: All 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 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 & 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.**

Southwood Park Home
820 Pasadena Dr, Fort Wayne, IN 46807
HOME AUCTION

Tuesday, August 12 • 6pm

AUCTION MANAGERS:

Jerry Ehle • 260.410.1996

#AU19300123, #RB14044208

Justin Griffin • 260.223.5861

#AU12500017, #RB20000785

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Southwood Park Home
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- Charming 2 Bedroom, 1.5 Bathroom Home
- Nestled in the Southwood Park Neighborhood



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CORPORATE HEADQUARTERS:

950 N Liberty Dr, PO Box 508,

Columbia City, IN 46725

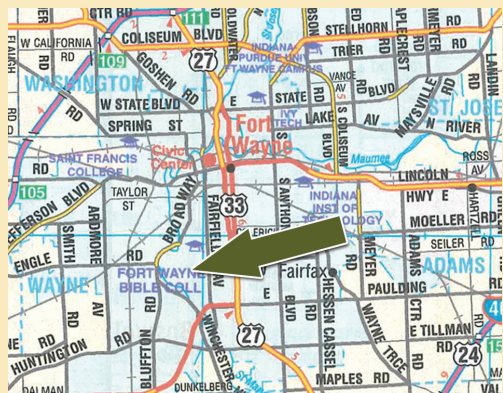
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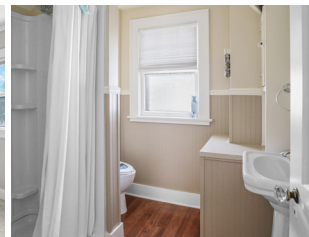
LOCATION (AUCTION HELD ONSITE):
820 Pasadena Dr, Fort Wayne, IN 46807



INSPECTION DATES:

Wed, July 30 • 3-4pm,
Tue, August 5 3-4pm,
& Thu, August 7 • 6-7pm

0.05± ACRES: This charming 2-bedroom, 1.5-bath home is nestled in the highly sought-after Southwood Park neighborhood and exudes timeless character throughout. A standout feature is the spacious, beautifully painted front porch—perfect for morning coffee, relaxing evenings, or simply enjoying the friendly, tree-lined street. Step inside to a light, bright, and airy interior where natural light pours through well-placed windows, highlighting the home's inviting atmosphere and elegant architectural touches, including charming arched doorways that add warmth and classic appeal. Meticulously maintained, the home offers a comfortable layout, tasteful updates, and a clean, functional basement—ideal for extra storage, a home gym, or hobby space. Southwood Park is known for its beautifully preserved homes, active neighborhood association, and residents who take exceptional pride in their properties. The community's dedication to upkeep and historic charm creates a welcoming, picturesque environment that truly stands out. Located just steps from Fort Wayne's historic housing district and a short stroll to the beloved Friendly Fox Café, this is your opportunity to own a home in one of the city's most cherished and character-rich neighborhoods.



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.

SELLER: Rosemary Jones

AUCTION MANAGERS:

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