

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 Personal Representative 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.**

Southwest Allen County
HOME AUCTION

Thursday, August 14 • 6pm



AUCTION MANAGERS:

Jerry Ehle • 260.410.1996

#AU19300123, #RB14044208

Justin Griffin • 260.223.5861

#AU12500017, #RB20000785



260.749.0445 • 866.340.0445
www.SchraderFortWayne.com
www.SchraderAuction.com

Southwest Allen County
HOME AUCTION

Thursday, August 14 • 6pm

Auction Held Onsite:
7101 Melody Lane
Fort Wayne, IN 46804

- Home on .57± Acres
- Great Location



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CORPORATE HEADQUARTERS:

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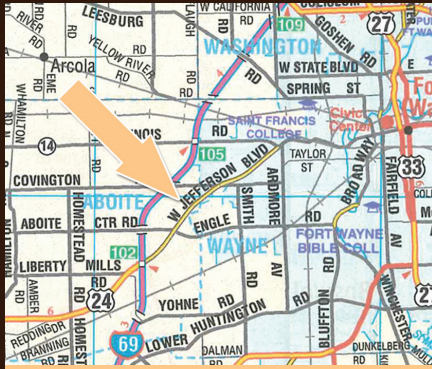


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Southwest Allen County
HOME AUCTION

Thursday, August 14 • 6pm



**LOCATION (AUCTION HELD
ONSITE):** 7101 Melody Lane,
Fort Wayne, IN 46804



SELLER:
Estate of Virginia Huguenard

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:

Wed, July 30 • 1-2pm,
Tue, August 5 • 1-2pm,
& Thu, August 7 • 4-5pm

0.57± ACRES: Tucked away in the highly sought-after southwest corner of Fort Wayne yet so close to amenities. This stunning 3-bedroom, 2.5-bath 1,710 sq ft ranch on a slab offers a rare blend of comfort, space, and privacy. Set on over half an acre of beautifully manicured land, the property welcomes you with a long, tree-lined asphalt driveway that creates a serene, private entrance. Step inside to a spacious layout designed for comfortable living and flow. The master suite is a true retreat, featuring a large walk-in closet and a private en suite bath. Two additional bedrooms share a full bath, while a convenient half bath off the garage/kitchen area adds extra functionality. The brick fireplace in the front living room, just past the big set of windows, is a great place to relax. The back room features custom-built in cabinets, a bay window, a skylight, and beautiful woodwork and glass-pane French doors. The oversized garage is a standout feature, offering ample room for vehicles, storage, and even your favorite DIY projects with a built-in workshop space. Outside, the pristine landscaping enhances the home's curb appeal and offers a tranquil setting for relaxing or entertaining. It's a perfect blend of quiet charm, everyday convenience, and versatile space in one of Fort Wayne's great well-kept neighborhoods.

