

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: \$5,000 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. The targeted closing date will be approximately 30 days after the auction.

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

SURVEY: A new survey has been ordered. The cost of the survey will be split 50:50 between the buyer & the seller.

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.**

CORPORATE HEADQUARTERS: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725 #LC20700176, #AC63001504

Attention Flippers & Investors!

10316 Liberty Glen Dr, Fort Wayne, IN 46804

SEPTEMBER	Su	M	Tu	W	Th	F	Sa
		1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30				



AUCTION MANAGER: Mike Roy • 260.437.5428
#AU08602044, #RB14049188

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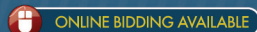


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Attention Flippers & Investors!

10316 Liberty Glen Drive
Fort Wayne, IN 46804

- 3 Bedroom, 2.5 Bath
- Ranch Home
- .45± Acres



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Southwest Fort Wayne
REAL ESTATE AUCTION

Monday, September 22 • 6pm | Held Onsite

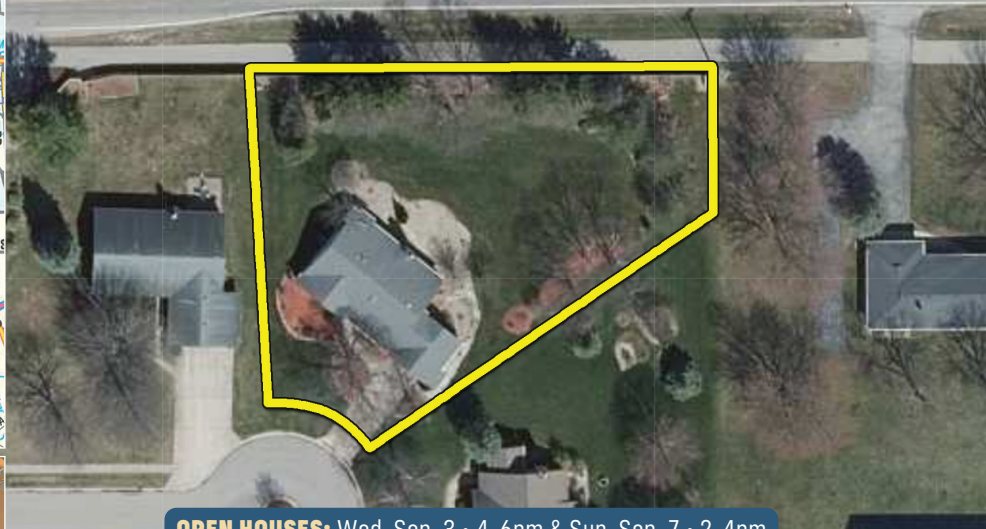
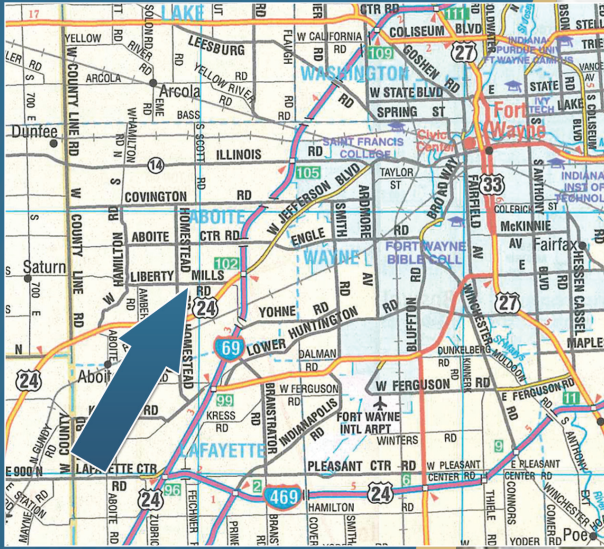
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Southwest Fort Wayne

REAL ESTATE AUCTION

Monday, September 22 • 6pm | Held Onsite



OPEN HOUSES: Wed, Sep. 3 • 4-6pm & Sun, Sep. 7 • 2-4pm



- Built in 1994
- Nearly 2,000 sq. ft.
- 3 Bedrooms
- 2.5 Baths
- Walk in pantry
- Open Front Porch
- Concrete driveway & rear patio
- Great Southwest location
- Close to all types of retail & restaurants
- SWAC schools
- Gas fireplace
- Skylights & patio doors offering a ton of natural light
- 2017 heat pump-gas hot water heater new in 2024



.45± Acres: Three bedroom ranch on a slab w/ 2.5 bathrooms. There is a large closet & bathroom in the primary bedroom w/ split garden tub & walk-in tile shower. There is also access to the rear yard patio from this area. 2 other bedrooms share a hall full bath. The third bedroom opens to the foyer & would make a perfect home office. The large 16x21 family room has gas fireplace, vaulted ceilings & patio doors leading to the back yard. The family room is open to the kitchen w/ walk in pantry & breakfast area. There is a morning room w/ built in china hutch cabinetry. The rear hall has a half bath, separate laundry area & home office desk area. The 2 car garage has cabinetry & 2 accesses to the back & side yards. There is a bump out area for additional storage. The home is on a cul-de-sac lot, very private back yard, mature landscaping & large flower bed areas.



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:

Dean P. & Margaret A. Mattson Trust, Old National Bank Wealth Management Trustees

AUCTION MANAGER:

Mike Roy • 260.437.5428



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This home needs some renovations & repairs. It may sell for a price affordable to many. Do your homework & be prepared to bid on this one.

