

# REAL ESTATE AUCTION

1503 Glencoe Blvd, New Haven, Indiana

3 BEDROOM HOME IN HIGHLAND TERRACE



- Located just 1/2 block from Jury Park and Pool
- Large Backyard • Bonus Rooms • Clean Maintenance Free Exterior
- 2 Year Old Furnace • Winter Project Update Needed!



260.749.0445

866.340.0445 • [SchraderFortWayne.com](http://SchraderFortWayne.com)

*Held Live and On-Site!*

**SATURDAY, JANUARY 10 AT 11:00AM**

**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne  
7009 N River Rd  
Fort Wayne, IN 46815  
260.749.0445 • 866.340.0445



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**SCHRADER CORPORATE OFFICE**

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JANUARY	Sun	Mon	Tue	Wed	Thu	Fri	SAT
					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	31

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**AUCTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.  
**DOWN PAYMENT:** \$2500 down payment on the day of 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, and 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.  
**EVIDENCE OF TITLE:** Seller shall provide a title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide a Personal Representative's Deed.  
**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before February 10, 2026.  
**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.  
**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 property acreages, dimensions, and proposed boundaries are approximate and 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 and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey for any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.  
**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC. and its representatives are exclusive agents of the Seller.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:**

All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.**

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**Inspections: Sunday, December 21 & January 4 • 2-4pm**

Home features a Galley Style kitchen with updated cabinets, Kenmore Refrigerator / Freezer side x side, Electric range / stove, Amana Microwave. There is a spacious dining area adjacent to the kitchen with a walk out sliding door to patio and back yard!

The front living room is large with huge window facing the front. There is an additional family room behind the kitchen with some built-ins and comfortable family area! There is a bonus room off of the back for possible 4<sup>th</sup> bedroom, office, or den! Main Bedroom has a half bathroom and extra closet. Two other spacious bedrooms!

The 9' x 5' laundry room has cabinetry and entry door to the back yard. The oversize single car garage has attic access. Gas forced Carrier Furnace, 2 yrs old, with Central Air. Gas Hot Water Heater!

**Seller: The Estate of Donald Amstutz**



### Jury Park and Pool



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