

TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a timed online only auction on Hibid. There will be open bidding during the auction period until the close of the auction. Any bid placed inside of a minute of the auction closing will add 2 minutes. This will continue until no more bids are placed & the clock hits 0. Please visit schraderfortwayne.hibid.com to register & place your bids.

DOWN PAYMENT: \$5,000 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into a purchase agreement & addendums within 24 hours following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection & shall have until 11:59pm February 12, 2026 to make a final decision. The high bid at the end of the auction does not guarantee the property sold. The auction company will communicate with the high bidder once the auction concludes if the seller has accepted or rejected the top bid.

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 approximately 30 days after the auction.

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, if any, after the 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.

LOT DIMENSIONS: All property 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(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 & sufficient for providing title insurance.

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. The sale of the property is not contingent on any home inspections or repairs. 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. The auction company is not responsible for any system glitches or any technology issues that may cause a bid to not be recognized. It is the responsibility of each individual bidder to ensure they have adequate internet to place bids & understand the online platform & how bids are placed.

Online Only Auction

Bidding Closes: Thursday, February 12 • 6pm

Allen County - Fort Wayne, IN

**Corporate Headquarters: 950 N Liberty Dr, PO Box 508
Columbia City, IN 46725 #LC20700176, #AC63001504**



Auction Manager: Jared Steven Sipe
Cell: 260.750.1553
Email: jared@sfwauction.com
#AU10700099, #RB14025024

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

Online Only Auction

Bidding Closes: Thursday, February 12 • 6pm

- Excellent Northeast Fort Wayne Location in Brookside Estates
- Nice Tri-Level Home
- Over 1,900 Sq. Ft.
- 3 Bedrooms
- 2 Full Bathrooms



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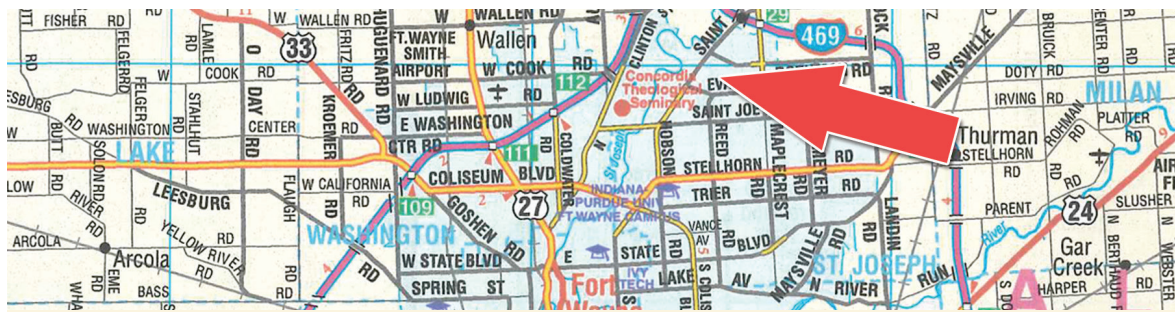
Online Only Auction

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Inspection Dates:
Sun, Jan. 18 from 2-4pm
& Sun, Feb. 1 from 2-4pm

- Tri-level home built in 1959
- 1,920 Sq. Ft.
- 9 rooms: 3 bedrooms & 2 full bathrooms
- Family Room w/ Roman brick fireplace: 14x16
- Dining room w/ slide door to rear deck: 10x11
- Large kitchen w/ ample counter & cabinet space: 10x12
- Spacious laundry room: 6x10
- Upper bedroom 1: 9x11
- Upper bedroom 2: 10x14
- Upper bedroom 3: 11x13
- Lower level w/ battery backup sump pump: 20x25
- GFA heat & central air
- Large 14x20 3 seasons room w/ drywall finish
- Vinyl windows
- Laminate flooring
- Architectural style asphalt shingle roof
- Covered front porch
- Roman style brick front & vinyl siding
- Wood privacy fence
- 2 car attached garage w/ concrete driveway
- Natural gas & public utilities
- 2024 pay 2025 taxes: \$2,759.94
- Fort Wayne Community Schools: Shambaugh, Jefferson, Northrop



Property Location: 5036 Derome Dr, Fort Wayne, IN 46835

Sellers: Randi Ginder Estate, Tara Evans P.R., Mark Witmer Attorney for the Estate
Auction Manager: Jared Sipe • 260.750.1553

