

TERMS & CONDITIONS:

PROCEDURE: The property will be offered at timed online only auction. There will be open bidding during the auction period until the close of the auction.

DOWN PAYMENT: \$10,000 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 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 general warranty deed.

CLOSING: The balance of the real estate purchase price is due at closing,

which will take place approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer & Seller.

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: 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.

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:

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Columbia City, Indiana 46725
Schrader Real Estate & Auction of
Fort Wayne, LLC #AC63001504,
#LC20700176

Allen County, Indiana

LICENSED AUCTIONEER:

Jensen Lee Jeffrey • 260.273.5931
#AU12400014

LICENSED RE BROKER & AUCTIONEER:

Justin Grant Griffin • 260.223.5861
#AU12500017, #RB20000785



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

Allen County, Indiana

- 1,791 Sq. Ft. Ranch
- 3 Bedroom, 2 Bathrooms
- 2.5 Car Attached Garage
- 4 Seasons Room
- Built in 2006
- Located off Bass Road



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ONLINE ONLY

Real Estate Auction

BIDDING CLOSSES:

Wednesday, May 27 • 6pm

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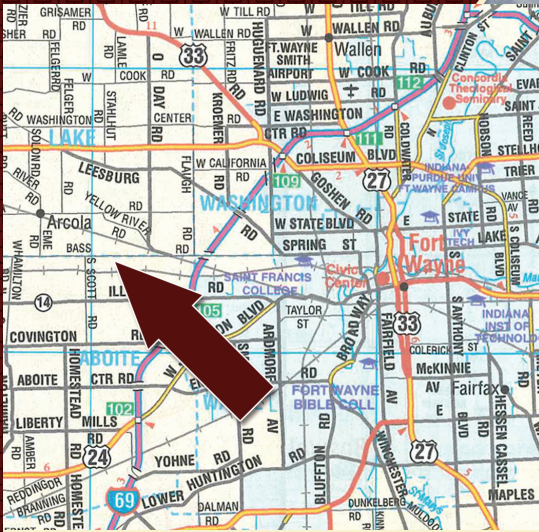
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BIDDING CLOSSES:

Wednesday, May 27 • 6pm



PREVIEW DATES: Sun, May 17 • 1-3pm & Wed, May 20 • 4-6pm

LOCATION: 1222 Brenton Glens Dr, Fort Wayne, IN 46818 • Get off of I-69 headed south onto Illinois Rd exit. Head west & turn right onto N Hadley Rd. Take third exit on roundabout onto Bass Rd headed west, then take second left on Bass Rd onto Brenton Glens Dr. House will be on left side.

- Well Maintained 1,791 Sq. Ft. Ranch
- 3 Bedroom, 2 Bathrooms
- 4 Seasons Room
- Built in 2006
- New Water Heater Installed in 2024
- Built-In Sprinkler System
- Conveniently Located off Bass Rd
- Easy access to Illinois Rd & I-69
- Minutes away from new soccer stadium
- SWAC School District
- Bedrooms & bathrooms: 3 Bedrooms with 2 full bathrooms
- Living Room: Open living room area connected to kitchen, with a 4 season room attached to living room, built in fireplace.
- Heating & Air: This home features gas forced air heat & central air.
- 2.5 car attached garage
- Concrete patio & 4 seasons room
- Prime location: Just off of Bass Rd, conveniently next to Illinois Rd with shops, restaurants, etc.
- Property taxes: \$1640.48
- School district: Southwest Allen County Schools
- HOA dues: \$275 per year

Room Dimensions:

- Front BR 1: 11'x11'
- Front BR 2: 13'x11'
- Front Bathroom: 8'x5'
- Kitchen: 13'x20'
- Living Room: 15' x21'
- 4 Seasons Room: 13'x11'
- Laundry Room: 5'x7.5'
- Master BR: 16'x12.5'
- Master Bathroom: 5'x9'



ONLINE ONLY PERSONAL PROPERTY AUCTION
Lots Start Closing: Monday, May 11 • 6pm



OWNERS:
Machnowski Family

SALE MANAGERS:
Jensen Jeffrey • 260.273.5931
& Justin Griffin • 260.223.5861



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