

AUCTION TERMS AND 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 and the clock hits 0. Please visit schradertortwayne.hibid.com to register and 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 and addendums within 24 hours following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection and shall have until 11:59pm July 23, 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 the appropriate 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, 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, & 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 and understand the online platform and how bids are placed.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

Online Only! Real Estate AUCTION

Allen County, IN • 1724 Edenton Dr., Fort Wayne, IN 46804



FORT WAYNE OFFICE:
7009 N River Rd • Fort Wayne, IN 46815

CORPORATE OFFICE:
950 N Liberty Dr • Columbia City, IN 46725
800.451.2709 • 260.244.7606

AUCTION MANAGER:
Jared Sipe • 260-750-1553

Jared Steven Sipe, RB14025024, AU10700099
Schrader Real Estate & Auction of Fort Wayne, LLC,
LC20700176 | Schrader Real Estate and Auction
Company, Inc., AC63001504, CO81291723

866-340-0445
SchraderFortWayne.com



| JULY 2026 | | | | | | |
|-----------|-----|-----|-----|-----|-----|-----|
| 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 | |

Online Only! Real Estate AUCTION

Allen County, IN • 1724 Edenton Dr., Fort Wayne, IN 46804



- Ranch home with over 1,500 Sq. Ft.
- 2-car attached garage • 3 bedrooms • 2 full bathrooms
- Spacious .24 acre lot with private rear wooded views

All proceeds will be donated to Turnstone Center for Children and Adults with Disabilities

Bidding Ends:
Thursday, July 23rd at 6pm

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Online Only! Real Estate

AUCTION

Allen County, IN

1724 Edenton Dr., Fort Wayne, IN 46804



Bidding Ends:
Thursday, July 23rd at 6pm

Welcome to 1724 Edenton Drive, a single-family home located in Fort Wayne's desirable 46804 area. Built in 1959, this one-story residence offers approximately 1,548 sq. ft. of living space with 3 bedrooms, 2 full bathrooms, and a 2-car attached garage. The home features gas forced air heat, central air, and public utilities. The home sits on an approximately 0.24-acre lot, providing a comfortable yard and established neighborhood setting with private wooded rear views. *The 2025 pay 2026 taxes are: \$2,022.72.*

This property presents a strong opportunity for buyers seeking a home with practical space, convenient access to Fort Wayne amenities, and the potential to make updates that fit their own style and needs. With its traditional layout, attached garage, and generous lot size, the property may appeal to homeowners, investors, or those looking for a project in an established residential area.

The sale of this property also carries a meaningful purpose. Donated in support of Turnstone Center for Children and Adults with Disabilities, the proceeds from the auction will help advance Turnstone's mission of empowering people with disabilities through therapy, education, wellness, adaptive sports, and community-based programs.

Purchasing this property is more than a real estate opportunity—it is a chance to help transform a generous gift into lasting impact for individuals and families throughout the community.

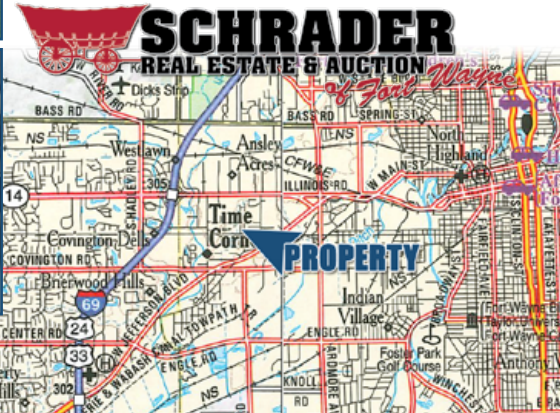


PREVIEW:
Wednesday, July 8th • 5pm-7pm
Sunday, July 19th • 2pm-4pm



SELLER(S): Turnstone Center for Children and Adults with Disabilities Inc.

AUCTION MANAGER:
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