

TERMS & CONDITIONS:

PROCEDURE: The properties 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 2 minutes 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 for each property. 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: 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 6pm September 25, 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 w/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 will be the day of closing, immediately following the 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: A new survey will be completed ONLY if necessary for an insured closing. If a new survey is required, seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Excellent Investment Opportunity for Flippers or Owner Occupants Looking for Instant Equity!

Timed Online Only Auctions

Allen County - Fort Wayne, IN

Bidding Closes:

Thursday, September 24 • 6pm

Auction Managers:

Jared Steven Sipe • 260.750.1553 #AU10700099,

#RB14025024 & Michael L. Roy • 260.437.5428

#AU08602044, #RB14049188

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www.SchraderFortWayne.com

www.SchraderAuction.com



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Excellent Investment Opportunity for Flippers or Owner Occupants Looking for Instant Equity!

Timed Online Only Auctions

Allen County - Fort Wayne, IN



8209 Sagimore Ct, Fort Wayne, IN 46815



6732 Canby Dr, Fort Wayne, IN 46835

Bidding Closes:

Thursday, September 24 • 6pm



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These Homes Need Foundation Work, but Have Tremendous Potential for Home Investors and/or Owner Occupant Buyers!

Timed Online Only Auctions

Allen County - Fort Wayne, IN

Inspection Dates: Thu, Sep. 10 • 5-7pm & Sun, Sep. 13 • 2-4pm or call for a private showing.

Location: 8209 Sagimore Ct, Fort Wayne, IN 46815

Location: 6732 Canby Dr, Fort Wayne, IN 46835



- 2 story home built in 1976
- Large .25 acre wooded lot
- 2,800± finished sq. ft.
- Partial basement & partial slab foundation
- 9 rooms, 4 bedrooms & 3 full bathrooms
- Family room: 15x20 w/ brick fireplace & built-in wet bar
- Kitchen: 9x17 w/ granite counters, island, custom cabinetry, & tile backsplash
- Breakfast Nook: 8x17
- Living room: 15x18
- Dining room: 12x12
- Bedroom 1: 16x19 w/ large 12x16 master bath & 8x14 walk-in closet

- Bedroom 2: 12x14
- Bedroom 3: 13x13
- Bedroom 4: 11x12
- Gas hot water heat & central air
- 14x14 sunroom
- Rear wood deck & concrete patio
- Asphalt shingle roof
- Brick & vinyl exterior
- 2 car attached garage: 23x24
- City sewer, city water, & natural gas
- 2025 pay 2026 taxes: \$3,539.88
- Fort Wayne Community Schools: Shambaugh Elementary, Jefferson Middle School & Northrop Senior High

Seller: Estate of James & Linda Bernhart



- Ranch home built in 1960
- Many original MCM features
- Large .32 acre wooded lot
- 1,776 finished sq. ft.
- Crawlspace foundation
- 7 rooms, 3 bedrooms, 2 full bathrooms & 1 half bathroom
- Family room: 15x17 w/ fireplace
- Breakfast Nook: 10x12
- Kitchen: 11x12
- Living room: 15x17
- Bedroom 1: 12x13
- Bedroom 2: 11x21

- Bedroom 3: 11x12
- GFA heat & central air
- 12x16 3 seasons room
- Rear concrete patio
- Asphalt shingle roof
- Aluminum exterior
- 2 car attached garage: 22x22
- City sewer, city water, & natural gas
- 2025 pay 2026 taxes: \$2,292.96
- Fort Wayne Community Schools: Shambaugh Elementary, Jefferson Middle School, & Northrop Senior High

Seller: Estate of James Fyfe, Cameron Fyfe & Catherine Fyfe Co Personal Representatives

Bidding Closes:
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