

TERMS & CONDITIONS:

PROCEDURE: This property will be offered at oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A \$5,000 down payment is due at the close of the auction w/ the balance in cash at closing. The down payment may be made in the form of a 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 the closing.

ACCEPTANCE OF BID PRICES: Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide the applicable Deed.

CLOSING: The balance of the purchase price is due in cash at closing. The targeted closing date will be approx. 30 days after the auction, on or before November 6, 2026.

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of 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 SIZE: All dimensions, & proposed boundaries are approx. & have been estimated based on current legal descriptions, county records, and/or aerial photos.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller & successful bidder shall each pay half (50:50) of the cost of the 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 info 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 info 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.**

- Hacienda Village Subdivision
- 3 Bedroom • 3 Bathroom

3824 San Pedro Dr,
Fort Wayne, IN 46815

*Tuesday,
October 6
at 6pm*

ONLINE BIDDING AVAILABLE

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1964 MID CENTURY DESIGNER HOME

Live Onsite Auction

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**ONLINE BIDDING
AVAILABLE**

You may bid online during the auction at
www.schraderauction.com.
You must be registered One Week in
Advance of the Auction to bid online.
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Schrader Auction Co. 800-451-2709.

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1964 MID CENTURY DESIGNER HOME

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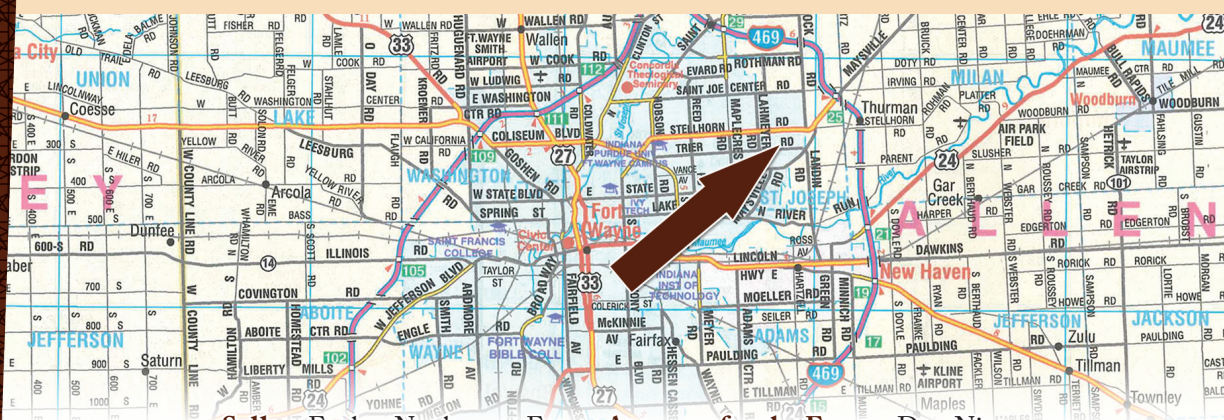
Open Houses: Sun, Sep. 20 • 2-4pm & Mon, Sep. 21 • 5-7pm

Walk in the front door & it's like stepping back in time. Wide hallways-large windows-abundance of natural sunlight-original 60's lighting & décor. There are 3 spacious bedrooms with large closets & full baths. Large eat-in kitchen featuring flush mahogany cabinets & built-in brick indoor grill. The home features both formal dining & living rooms as well as a family room with brick fireplace. Features include dedicated laundry room with sink, wet bar off of the hall, 2 fireplaces, & replacement windows all situated on a corner lot of almost half of an acre.

The 2 car garage has epoxied floors as well as a workshop room. The fenced in back yard is its own oasis. Large shade trees, newer garden shed, gardens & landscaping galore.

NOTE: This home does sit in the flood plain of Trier Ditch. Please do your research & inspections. Tons of potential & opportunity to own an original Mid Century designer home in the Hacienda Neighborhood.

Location (Auction Held Onsite): 3824 San Pedro Dr, Fort Wayne, IN 46815



Seller: Evelyn Neuhouser Estate Attorney for the Estate: Dan Nieter

Auction Managers: Jerry Ehle • 260.410.1996 & Mike Roy • 260.437.5428

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