

ONLINE ONLY!

Real Estate Auction

**BIDDING STARTS CLOSING:
WEDNESDAY, OCTOBER 28TH • 6:00 PM**

Allen County - Fort Wayne, IN

- Well maintained 3 Bed/2 Bath Ranch • 1,376 Sq. Ft.
- Conveniently located minutes away from Homestead High School
- Minutes away from new soccer stadium, shopping malls, and restaurants
- SWAC School District

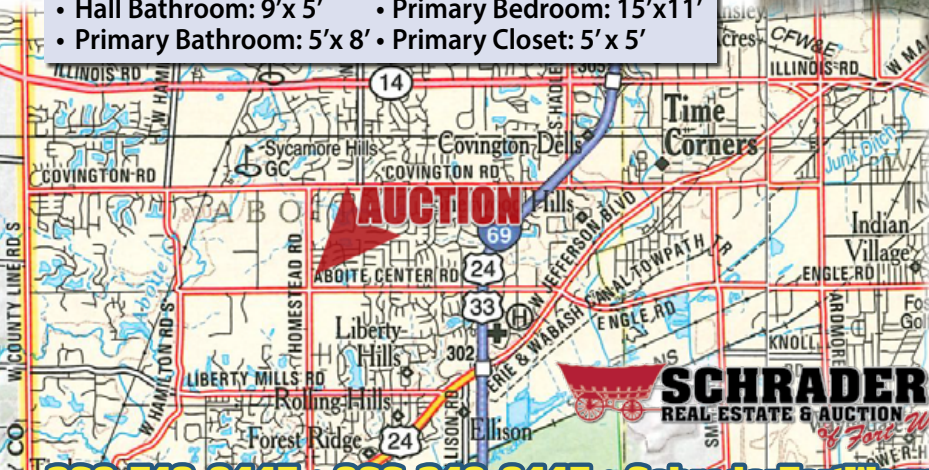
10820 Lake Shasta Ct, Fort Wayne, IN 46804

DIRECTIONS: Get off of I-469 @ Exit 302, Head East on Jefferson Blvd/ 24, turn right on Liberty Mills Road, Turn Right on Homestead Road, Turn Right on Lake Tahoe Drive, Turn Right on Lake Mead Drive, Turn Right on Lake Shasta Ct.

- **Bedrooms and Bathrooms:** 3 Bedrooms with 2 full bathrooms
- **Living Room:** Open living room area connected to kitchen
- **Heating and Air:** This home features gas forced air heat and central air
- **2 car attached garage**
- **Rear covered concrete patio**
- **2026 Property taxes: \$2,204.10**
- **School district: Southwest Allen County Schools**

ROOM DIMENSIONS:

- Kitchen: 11' x 11'
- Bedroom #1: 10' x 11'
- Hall Bathroom: 9' x 5'
- Primary Bathroom: 5' x 8'
- Living Room: 16' x 16'
- Bedroom #2: 10' x 9'
- Primary Bedroom: 15' x 11'
- Primary Closet: 5' x 5'



PREVIEW DATES:

**Sunday, October 18th • 12-2pm
Wednesday, October 21st • 5-7pm**



260-749-0445 • 866-340-0445 • SchraderFortWayne.com **OWNERS: Linda Sue Giffin Estate** **AUCTION MANAGER: Reid Yoder 260-402-0895**

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: \$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 Purchase Agreement 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 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 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.

ACREAGE: 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 and 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 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.**

Reid Yoder, AU12200015, RB24002082
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