

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2,500 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at the closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. Preliminary title work has been ordered through Metropolitan Title and is available upon request.

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The balance of the purchase price is due at closing. The closing shall take place approximately 30 days after the auction, on or before April 23, 2020. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

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.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The 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 and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The

property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and 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.

3329 E Maple Grove Ave.
Fort Wayne, IN 46806

Auction Managers: Jared Sipe •
260.750.1553 & Mike Roy
AC63001504, AU10700099, AU08602044

March	SU	M	TU	W	TH	F	SA
	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				

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Corporate Headquarters:
950 N Liberty Drive
Columbia City, IN 46725
260.749.0445 • 866.340.0445
www.SchraderFortWayne.com



Real Estate Auction

Monday, March 23 • 6:00pm

3329 E Maple Grove Ave.
Fort Wayne, IN 46806



- Investment Opportunity
- 1,146 Sq. Ft. Ranch
- 5 Rooms, 3 Bedrooms
- Large 100x140 Lot with Large Backyard



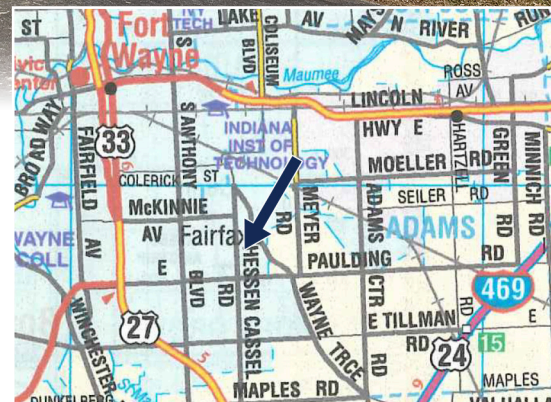
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Location: 3329 E Maple Grove Ave, Fort Wayne, IN 46806 **Directions:** Take Hessen Cassel Rd just South of McKinzie Ave to E Maple Grove Ave & turn East to auction site.

Attention Investors! Great Investment Opportunity!

- Ranch home
- 1,146 Sq. Ft.
- Crawlspace foundation
- 5 rooms and 3 bedrooms
- 1 full bathroom remodeled w/ double sink, vinyl floor, fiberglass walk-in shower
- Forced air heat and central air
- Newer electric water heater 2018
- 100 amp break panel
- Refrigerator, range, and washer/dryer included
- Family room: 18x19
- Kitchen: 9x18
- Bedroom 1: 10x10
- Bedroom 2: 12x14
- Bedroom 3: 10x13
- Newer asphalt shingle roof 2019
- Vinyl and stone exterior
- 20x24 2 car attached garage
- Large 100x140 lot with large backyard and chain fence
- 8x10 utility shed
- Natural gas, city water, and city waste/storm sewer
- Zoned RP planned residential
- 2018 pay 2019 taxes \$532.10 w/ homestead deduction
- Fort Wayne Community Schools: Southwick Elementary, Prince Chapman Junior High, New Haven High School
- Great Southeast Fort Wayne location, just South of McMillen park, close to shopping and schools, minutes from downtown Fort Wayne

Real Estate Open House: Shown by appointment only.

Owner: Almeda Walker Estate, Mildred Walker Personal Representative

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