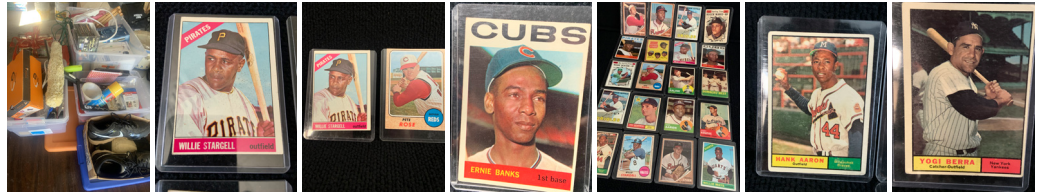


# 2 AUCTIONS - 2 DATES

## Online Only PERSONAL PROPERTY AUCTION

### LOTS START CLOSING: Sunday, October 1 • 6pm

- Major 60'S Baseball Card Collection: Pete Rose, Willie Stargell, Ernie Banks, Duke Snider, Maris, Kaline, Rod Carew, Koufax, Mantle, Mays, Aaron, .. All Sleeved Not Graded
- Antique Dressers
- Tools & Garage Items
- Furniture & Housewares
- '92 Cadillac Sedan Deville
- Lawn Mower
- Power Washer
- Garden Tools
- Antiques & Collectibles
- Furniture



**PREVIEW:** Thur, Sept. 28 • 4-6pm

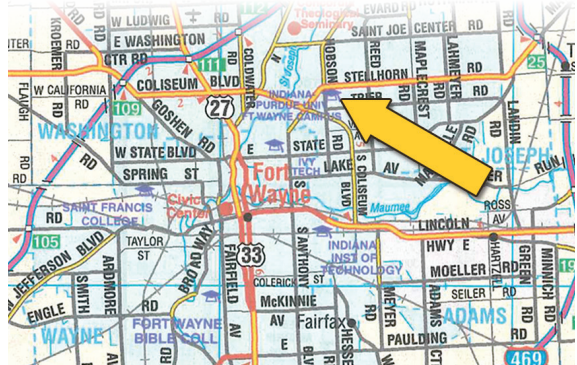
**LOAD OUT:** Mon, Oct. 2 • 12-5:30pm

**TERMS:** 10% buyers premium on all purchases. The credit card you register on his bid w/ will be charged at the conclusion of the auction. All items sold as is. Please attend the preview to inspect all items.

## Live & Insite REAL ESTATE AUCTION

### 3907 SOUTH DR, FORT WAYNE, IN 46815

### Wednesday, October 4 • 6pm



#### NORTHEAST FORT WAYNE, IN 3 BEDROOM, 2 BATH RANCH

- New Roof
- New 20' Wide Concrete Driveway
- New Paint Throughout
- Large Lot w/ Privacy Fence in Backyard
- Great Location Near PFW Campus
- Updated Kitchen Counters & Backsplash
- Renovated Bathrooms w/ Tile Surrounds
- New Overhead Garage Door
- 10'x24' Enclosed Three Season Room

**OPEN HOUSE:** Sun, Sept. 17 • 2-4pm



260.749.0445 • 866.340.0445  
SCHRADERFORTWAYNE.COM

**SELLER:** Gary R Messmann  
**AUCTION MANAGERS:** Jerry Ehle & Mike Roy  
#AC63001504, #AU19300123, #AU08602044

# 2 AUCTIONS - 2 DATES




# Residential Client Full Detail Report

Listings as of 09/08/2023

Page 1 of 1

Property Type RESIDENTIAL Status Active Auction Yes

MLS #	202332561	3907 South Drive	Fort Wayne	IN 46815	Status	Active	LP	\$0
	Area	Allen County	Parcel ID	02-08-29-178-016.000-072	Type	Site-Built Home		
	Sub	Gerkes Trier	Cross Street	Wyandotte	Bedrms	3	F Baths	2 H Baths 0
	Location	City/Town/Suburb	Style	One Story				
	School District	FWC Elem Harris	JrH	Lane	SrH	Snider		
	Legal Description	Gerkes Trier Road Section 2 Lot 30						
	Directions	Trier to Wyandotte then north to South Drive. Go west one block OR Stellhorn to Wyandotte then south to South Drive						
	Inside City Limits	City Zoning	County Zoning	Zoning Description				

Remarks 1957 Ranch with 3 bedrooms & 2 baths. Freshly updated with new 20' wide concrete drive, new roof, new fresh paint inside and out. This home has a 10' x 24' enclosed 3 season room. Updated galley kitchen with newer tile backsplash and new countertops. Bathrooms have refurbished tile surrounds and new vanities. Large backyard has wooden privacy fence and garden shed for additional storage. Great location near northside shopping and PFW campus.

Sec	Lot 30	Lot Ac/SF/Dim	0.3800 / 16,660	98 x 170	Src N	Lot Des	Level		
Township	St Joe	Abv Gd Fin SqFt	1,700	Below Gd Fin SqFt	0	Ttl Bel/w Gd SqFt	0	Ttl Fin SqFt	1,700
Age	66 New No	Date Complete		Ext	Aluminum	Fndtn	Slab	# Rooms	7
Room Dimensions	Inside City Limits	City Zoning	County Zon...	Zoning Description					
DIM	L								
LR	22 x 15	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	No
DR	12 x 9	M	B-Main	2	0	Well Type		Dryer Hookup Elec	No
FR	x		B-Upper	0	0	Sewer	City	Dryer Hook Up Gas/Elec	No
KT	12 x 8	M	B-Blw G	0	0	Fuel /	Electric, Baseboard	Disposal	No
BK	11 x 11	M	Laundry Rm	Main		Heating		Water Soft-Owned	No
DN	x		Laundry L/W	x		Cooling	Window	Water Soft-Rented	No
MB	16 x 10	M						Alarm Sys-Sec	No
2B	9 x 13	M						Alarm Sys-Rent	No
3B	9 x 16	M						Jet/Grdn Tub	No
4B	x		Garage	2.0	/ Attached	/	22 x 19 / 418.00	Pool	No
5B	x		Outbuilding	Shed			10 x 10	Pool Type	
RR	x		Outbuilding				x	Off Street Pk	Yes
LF	x		Assn Dues			Not Applicable		SALE INCLUDES	Dishwasher, Refrigerator, Washer, Cooktop-Electric, Dryer-Electric
EX	x		Other Fees					FIREPLACE	Family Rm
WtrType			Restrictions						
Water Features			Water Access			Wtr Name			
			Wtr Frtg			Channel Frtg			
						Lake Type			

### Virtual Tours:

Auction	Yes	Auction Reserve Price \$		Auction Date	10/4/2023	Auction Time	6:00pm
Auctioneer Name	Jerry Ehle Michael Roy	Auctioneer License #	AU08602044				
Financing: Proposed	Cash, Conventional, FHA	Exemptions	Homestead	Year Taxes Payable	2024		
Annual Taxes	\$1,846.00	Is Owner/Seller a Real Estate Licensee	No	Possession	at Closing		
List Office	Schrader RE and Auction/Fort Wayne - Off: 260-749-0445						

Pending Date		Closing Date		Selling Price		How Sold		CDOM	0
Ttl Concessions Paid		Sold/Concession Remarks							
BBB		2%							

Presented by: Michael Roy - Cell: 260-437-5428 / Schrader RE and Auction/Fort Wayne - Off: 260-749-0445

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2023 IRMLS. All Rights Reserved.

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** \$3000 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 Agreements at the auction site 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 Warranty Deed(s).

**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 with 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 & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new 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.