

TIMED ONLINE ONLY
PERSONAL PROPERTY AUCTION

Lots Start Closing: Monday, February 12 · 7pm

3324 Kirkfield Drive, Fort Wayne, IN 46815



FEBRUARY	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		

AUCTION MANAGER: Mike Roy
#AC63001504, #AU08602044

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www.SchraderFortWayne.com
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LIVE ONSITE
REAL ESTATE AUCTION

Tuesday, February 27 · 6pm

Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725

TIMED ONLINE ONLY
PERSONAL PROPERTY AUCTION

Lots Start Closing: Monday, February 12 · 7pm

- Formal Furniture • Antiques & Collectibles • Appliances
- Bedroom Suites • Awesome Walnut Furniture
- Quilts • Primitives



LIVE ONSITE
REAL ESTATE AUCTION

Tuesday, February 27 · 6pm

3324 Kirkfield Drive, Fort Wayne, IN 46815

- 3 Bedroom Ranch
- Near Vance Ave & Coliseum Blvd
- West of Snider High School



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2 AUCTIONS + 2 DATES

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PREVIEW: Thur, Feb. 8 • 4-6pm

PERSONAL PROPERTY TERMS: 12% Buyers Premium on all purchases. The credit card you register on Hibid w/ will be charged immediately after the auction unless other arrangements have been made. All items sold "As-Is". Please attend preview to inspect all items. Shipping available on all small items.

LOADOUT & PICK UP:
Tue, Feb. 13 • 12-5:30pm

LIVE ONSITE REAL ESTATE AUCTION

NOTE: This home may sell in a range affordable to many. Some repair & renovations will be needed however do not overlook it. Great northeast neighborhood located within walking distance to schools. Put your own decorating & renovation touch on this one. Many possibilities.

- 3 Bedroom ranch in Glenwood Park near Snider High School
- 15'x20' living room w/ MCM wall mural & period décor & lighting
- Large eat in kitchen w/ separate pantry & broom closet
- Dining area w/ elegant chandelier
- Family room w/ brick gas log fireplace
- 3 bedrooms all w/ large closets
- Full bath off main hall
- Half bath w/ path thru from primary bedroom to the kitchen area w/ the washer & dryer area
- Attached 2 car garage w/ pull down attic stairs & generous built in storage
- Update high efficiency furnace & 2020 gas hot water heater
- Exterior has aluminum siding & partial brick façade
- Large fenced in back yard w/ large shade trees

OPEN HOUSE:
Sun, Feb. 11 • 2-4pm



Tuesday, February 27 • 6pm

PROPERTY LOCATION (REAL ESTATE AUCTION HELD ONSITE):
3324 Kirkfield Drive, Fort Wayne, IN 46815



SELLER: Heirs of the Betty E. Gerken Estate | **AUCTION MANAGER:** Mike Roy



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REAL ESTATE 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: \$5000 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 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 & 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.**