

- 4 Bedroom, 2 bath
- .71 acre
- 2,408 sq feet
- Great Southwest Location!



Tuesday, October 21st @ 6:00pm



3941 N. Washington Rd., Fort Wayne, IN

SchraderFortWayne.com
EhlerAuctions.com
866.340.0445

OCTOBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
			8	9	10	11
5	6	7	14	15	16	17
12	13	14	21	22	23	24
19	20	21	28	29	30	31
26	27	28				



Follow Us:

CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 or 800-451-2709

7009 N. River Road Fort Wayne, IN 46815
AUCTION MANAGER: MIKE ROY
260-749-0445 | 866-340-0445
#AC63001504 • #AU19300123

3941 N. Washington Rd., Fort Wayne, IN





Tuesday, October 21st @ 6:00pm

**3941 N. Washington Road
Fort Wayne, IN**

HOME FEATURES:

- 4 bedroom • 2 baths • .71 acre • 2 fireplaces
- 2,408 square feet • Partially finished basement
- Gas forced air heat with central air
- Brick front • Asphalt driveway
- Mature and large shade trees • Enclosed sun porch
- 2 car garage with storage overhead with stairway
- 2 built in corner hutches • Hardwood floors
- Workshop in basement
- Retro mid-century log bar in basement
- Storage shed in rear yard

Great southwest location!

OPEN HOUSE:
Sunday, October 5
2-4pm



SELLER: Helen M. Lyon • AUCTIONEER: Mike Roy
260-749-0445 • 866-340-0445
www.schraderfortwayne.com

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1500 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 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. The final bid is subject to the Seller's acceptance or rejection.

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

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

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

REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall

determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

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 "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.