

# Real Estate Auction

Held Onsite at 11128 Rockaway Dr, Fort Wayne, IN 46845  
Bid Live, Online or by Phone Day of the Auction



## Monday, July 20 • 6pm

- Expansive 3,600+ Finished Sq. Ft. 2-Story Home
- Located in Desirable La Cabreah Subdivision
- Full Finished Daylight Basement with Bar
- 5 Bedrooms & 3.5 Bathrooms

ONLINE BIDDING AVAILABLE

**SCHRADER**  
REAL ESTATE & AUCTION  
of Fort Wayne

260.749.0445 • 866.340.0445  
www.SchraderFortWayne.com  
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Auction Manager:  
Jared Steven Sipe • 260.750.1553  
#RB14025024, #AU10700099

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Schrader Real Estate and Auction Company, Inc.  
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,  
Columbia City, Indiana 46725 #AC63001504, #CO81291723  
Schrader Real Estate and Auction of Fort Wayne, LLC #LC20700176

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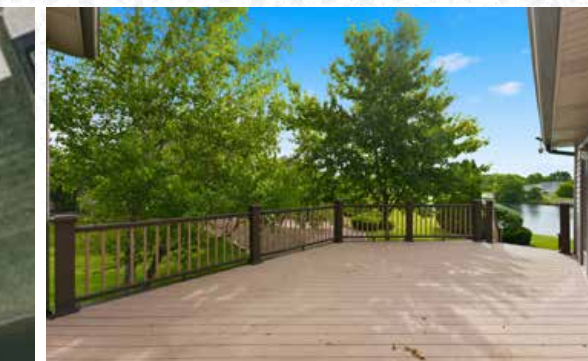
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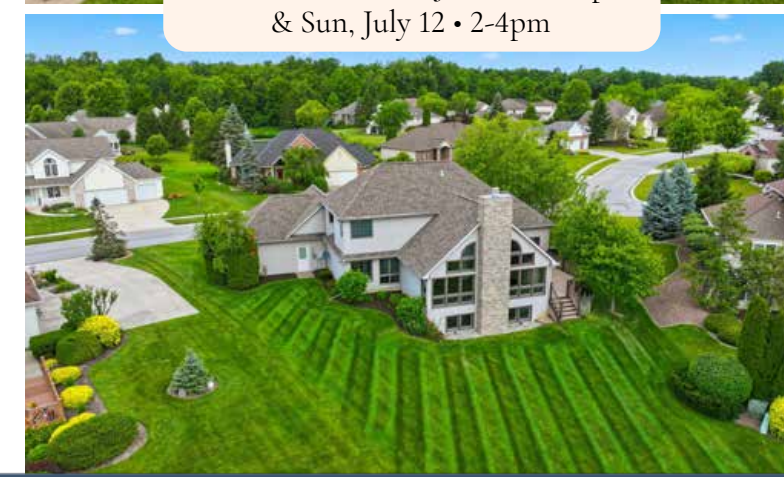
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**ONLINE BIDDING AVAILABLE**  
 You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).  
 You must be registered **One Week in Advance of the Auction** to bid online.  
 For online bidding info, call Schrader Auction Co. 800-451-2709.



Preview Dates: Mon, June 29 • 5-7pm  
 & Sun, July 12 • 2-4pm



Welcome home to 11128 Rockaway Drive, a waterfront gem in the desirable La Cabreah subdivision. Perfectly located with great schools, restaurants, shopping, hospitals, and interstates nearby. This expansive 5 bedroom, 3.5 bath home is move-in ready and waiting for your own personal touch! Freshly painted neutral colors complement over 3,600 sq ft of brand new flooring. Bathrooms updated, as well! As you step through the front door, your eyes will be drawn to the stunning wall of windows (new in Sept 2024) overlooking the sparkling backyard waterfront. The gas fireplace flows effortlessly up to the peak of the cathedral ceiling in this spacious great room. Large kitchen with breakfast nook and peaceful views of nature delight year round. Entertain guests in the separate oversized elegant formal dining and living rooms, adorned with high ceilings and crown molding. The formal living room would also make an excellent office space. Step out onto the low maintenance, Azek PVC deck, to soak up the sun and refreshing breeze. Enjoy family time in the bright finished basement boasting multiple daylight windows, full bath, and option for a fifth bedroom. Retreat to your first floor owner's suite with jetted tub, walk-in closet, and nearby laundry room. Close your eyes and fall asleep listening to the soothing, tranquil sounds of the fountain nearby as your dreams carry you away.

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Seller: John Hoover  
 Auction Manager:  
 Jared Sipe • 260.750.1553



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**TERMS & CONDITIONS:**  
**PROCEDURE:** This property will be offered at oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.  
**DOWN PAYMENT:** A \$10,000 down payment is due at the close of the auction w/ the balance in cash at closing. The down payment may be made in the form of a 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 the closing.  
**ACCEPTANCE OF BID PRICES:** Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the seller's rejection or acceptance.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide the applicable Deed.  
**CLOSING:** The balance of the purchase price is due in cash at closing. A targeted closing date will be approx. 30 days after the auction, or as soon thereafter as applicable closing

documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. Any costs associated w/ securing a mortgage shall be paid by the buyer(s).  
**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.  
**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.  
**LOT SIZE:** All dimensions, & proposed boundaries are approx. & have been estimated based on current legal descriptions, county records, and/or aerial photos.  
**SURVEY:** A new perimeter survey will be completed only if necessary for closing. The seller & 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 info 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 info 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.**