

TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a timed online only auction on Hibid. There will be open bidding during the auction period until the close of the auction. Any bid placed inside of a minute of the auction closing will add 2 minutes. This will continue until no more bids are placed and the clock hits 0. Please visit schraderfortwayne.hibid.com to register and place your bids.

DOWN PAYMENT: \$5,000 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 a purchase agreement and addendums within 24 hours following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection and shall have until 11:59pm August 13, 2026 to make a final decision. The high bid at the end of the auction does not guarantee the property sold. The auction company will communicate with the high bidder once the auction concludes if the seller has accepted or rejected the top bid.

EVIDENCE OF TITLE: Seller shall provide a title insurance policy in the amount of the purchase price.

DEED: Seller shall provide the appropriate deed.

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, if any, 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.

LOT DIMENSIONS: All property acreages, dimensions, and proposed boundaries are approximate and 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 and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey for any new survey. The type of survey performed shall be at the Seller's option and 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. The sale of the property is not contingent on any home inspections or repairs. 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. The auction company is not responsible for any system glitches or any technology issues that may cause a bid to not be recognized. It is the responsibility of each individual bidder to ensure they have adequate internet to place bids and understand the online platform and how bids are placed.

9501 Crestridge Drive,
Fort Wayne, IN 46804

Bidding Closes:
**Thursday,
August 13 • 6pm**

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- 1,958 Sq. Ft. Tri Level Home Located in Desirable Manor Woods Addition • Partial Basement
- 3 Bedrooms • 1 Full Bathroom & 2 Half Bathrooms • Large Half Acre Wooded Lot

Timed Online Only Auction

Schrader Real Estate and Auction of Fort Wayne, LLC #LC20700176, #AC63001504
Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725
Auction Manager: Jared Steven Sipe • 260.750.1553 #AU10700099, #RB14025024



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Seller: Estate of Angela Sue
Everett, Alan Severs Personal
Representative
Auction Manager:
Jared Sipe • 260.750.1553



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Auctioneer's Note: Excellent Southwest Allen County location in SWAC school system. Located in desirable well established Manor Woods Addition. Manor Woods features large executive wooded sites with plenty of privacy and space. This home needs a significant amount of work, but has tremendous potential for home investors and/or owner occupant buyers looking for instant equity.

Preview Dates: Mon, Aug. 3 • 5-7pm & Sun, Aug. 9 • 2-4pm

- Tri Level home built in 1960
- Large half acre wooded lot
- 1,958 finished square feet
- Partial basement 460 Sq. Ft.
- 7 rooms, 3 bedrooms, 1 full bathroom and 2 half bathrooms
- Family room: 13x20 w/ gas fireplace
- Dining room: 10x12
- Kitchen: 8x22
- Living room: 14x18
- Bedroom 1: 10x12
- Bedroom 2: 11x20
- Bedroom 3: 9x11
- GFA heat and central air
- Covered front porch
- Asphalt shingle roof
- Brick and vinyl exterior
- 2 car attached garage: 20x21
- Well, city sewer, and natural gas
- 2025 pay 2026 taxes: \$2,985.66
- Southwest Allen County School System: Lafayette Meadow Elementary, Summit Middle Scholl, and Homestead Senior High



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