

## Terms & Conditions

**Method of Payment:** A non-refundable earnest money deposit of 10% of the purchase price will be required day of sale with the balance due the day of final closing. Closing to be within 30 days of the auction. This real estate is being sold for cash and your bidding is not contingent upon financing. Have your financing prearranged prior to auction day.

**Acceptance of Bid:** Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The seller reserves the right to accept or reject any bid.

**Buyer's Premium:** A 5% buyer's premium will be added to the final bid price of the real estate, thus determining the final selling price of the real estate.

**Title:** Seller will provide buyer with a commitment of title insurance in the amount of the purchase price insuring the transfer and marketability of the title. Cost of said owners policy shall be split 50:50 between the Buyer and the Seller. The cost for the insured closing fee shall be split 50:50 between Buyer and Seller. Seller will provide buyer with a fully executed deed transferring title to the buyer.

**Possession:** Day of final closing.

**Taxes:** Taxes will be prorated to the date of final closing.

**Survey:** The seller will not provide buyer with a survey. If buyer or buyer's lender requires a survey it will be at the sole cost of the buyer.

**Property Disclosure:** This property is being sold as is where is with no warranty being expressed or implied as to the physical condition, specific zoning or available permits.

**Agency:** The Steffen Group is the exclusive agent to 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. Conduct of the auction and the increments of bidding are at the direction of the Auctioneer. All decisions of the Auctioneer are final. Announcements made day of sale take precedence over any and all printed material.

THURSDAY  
5:00 PM  
12  
AUGUST

419 E. Wayne Street  
Fort Wayne, IN 46802  
**260.426.0633**  
AU19600168 AC30500053

TODAY'S LEADER IN AUCTION MARKETING  
**STEFFEN GROUP**

**Auction Location:**  
On Site at 3927 Knightway Dr., Fort Wayne, IN 46815 - Knightway Drive is located off of Trier Road between Reed Road and Maplecrest Road. Turn North onto Knightway Drive from Trier Road, and watch for Steffen Group Auction Signs.

## Major Real Estate AUCTION

Thursday, August 12th - 5:00 PM

*4 Bedroom Home - Camelot Addition  
North East Fort Wayne - Allen County*



*3927 Knightway Drive  
Fort Wayne, Indiana*

- ♦ Completely Redone Two Story Home
- ♦ Popular NE Fort Wayne Location
- ♦ Camelot Subdivision
- ♦ 4 Bedrooms – 2.5 Bathrooms

**260.426.0633**  
**www.steffengrp.com**

**STEFFEN GROUP**

*Today's Leader in Auction Marketing*

# Major Real Estate AUCTION

Thursday, August 12th - 5:00 PM



**E**xcellent four bedroom home in popular North East Fort Wayne. This home features a large family room with fireplace, living room, dining room and eat in kitchen on the first floor. The second floor contains 4 large bedrooms and 2 full baths. This home has been completely redone and will fall in a price range affordable to many.

### Sales Manager:

Brandon Steffen - 260.710.5684

Owner: Jeff Piazza

## Camelot Addition North East Fort Wayne- Allen County

### Property Information

1,726 SF  
4 Bedrooms - 2.5 Bathrooms  
Year Built: 1967  
552 SF Attached Garage

#### Main Floor

Family Room: 21x12  
Living Room: 15x12  
Dining Room: 11x10  
Kitchen: 12x10

#### Upper

Master Bedroom: 15x11  
Bedroom 2: 15x11  
Bedroom 3: 12x11  
Bedroom 4: 11x9

Water: City  
Sewer: City  
Fuel: Electric, Gas  
Annual Taxes: \$1,904.00  
St. Joseph Township  
Fort Wayne Community School



3927 Knightway Drive  
Fort Wayne, IN 46815



### Open House:

Monday, August 2<sup>nd</sup>, 5 - 7pm  
Call Sale Manager for  
a Private Showing



Inspect - Arrange Financing -  
Come Prepared to Bid your Price

**STEFFEN GROUP**

Today's Leader in Auction Marketing

260.426.0633 • [www.steffengrp.com](http://www.steffengrp.com)