


Listings as 06/18/2025

Property Type	RESIDENTIAL
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Status Active

Auction Yes

MLS #	202521556	5236 Halley View Run	Fort Wayne	IN	46814	Status	Active	L	\$387,000			
	Area	Allen County	Parcel ID	02-11-19-401-008.000-038			Type	Site-Built Home				
	Sub	Quail Hollow	Cross Street				Bedrms	4	F Baths	3	H Baths	1
	Location			Style	One and Half Story							
	School District	SWA	Elem	Covington	JrH	Woodside	SrH	Homestead				
	Legal Description	QUAIL HOLLOW LOT 1										
	Directions	Just East of County Line Rd on Liberty Mills Rd, Quail Hollow entrance is on the north side of the road.										
	Inside City Limits	City Zoning		County Zoning		Zoning Description						

Remarks Tucked away on a beautiful 0.86-acre wooded lot, this spacious home offers peaceful rural living just minutes from award-winning Southwest Allen County schools, the Jorgenson YMCA, Coventry Plaza shopping, and I-69. Inside, you'll find a bright, open floor plan highlighted by a stunning 24x18 family room addition—perfect for gatherings, movie nights, or relaxing by the fireplace. Upstairs, a loft overlooks both the living and family rooms, creating an open, airy feel. Just off the loft is a cozy alcove—ideal for a home office, studio, or reading nook—perfect for remote work or quiet time. A private wing of the home features two comfortable bedrooms and a full bathroom, offering separation and privacy from the main living spaces. Recent updates provide peace of mind, including a new furnace and central air in 2024, a roof just three years old, and a freshly painted exterior for enhanced curb appeal. Step outside and enjoy the natural setting, where the expansive yard and wooded backdrop offer the perfect space to relax, entertain, or explore.

>>> This is an ONLINE Real Estate Auction. All offers must be submitted ONLINE. The current highest bid amount will be available to the public. The MINIMUM starting bid is \$ 200,000. Seller is Downsizing and will review the Highest Offer on Tuesday, July 1 @ 3pm. There will be Two Open House dates to view the property on Sun. June 22 (1-2 pm) and Sun. June 29 (1-2 pm). Special Note: This is a Cash Sale. The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval. * This is a Pre-Certified Home with 120 Days Warranty provided by the Home Inspection Co. that Seller has provided for the Buyer to view before the auction. **The Contents of the Personal Property in the Home will also be selling Online at a later date. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.

[illegible]

Virtual Tours: Unbranded Virtual Tour

Auction Yes Auction Reserve Price \$

Auction Date 6/6/2025

Auction Time 3:00 pm

Auctioneer Name Kyle Ness

Auctioneer License # AU10300027

Financing: Proposed

Exemptions

Year Taxes Payable 2025

Annual Taxes \$3,118.0

Is Owner/Seller a Real Estate Licensee No

Possession 15 days after closing

List Office Ness Bros. Realtors & Auctioneers - Off: 260-459-3911

Pending Date**Closing Date**

Selling Price

How Sold

CDOM 12

Ttl Concessions Paid

Sold/Concession Remarks

Seller Concessions Offer Y/N

Seller Concession Amount \$

Presented by: Cathy Woodman - Off: 260-356-3911

/ Ness Bros. Realtors & Auctioneers - Off: 260-356-3911

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