


Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	202535386	5407 Yorkshire Drive	Fort Wayne	IN	46806	Status	Active	L	\$163,900			
	Area	Allen County	Parcel ID	02-13-20-352-005.000-070			Type	Site-Built Home				
	Sub	Colonial Heritage	Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location	City/Town/Suburb	Style	One Story								
	School District	EAC	Elem	Southwick	JrH	Prince Chapman	SrH	New Haven				
	Legal Description	2-20-2-206 Colonial Heritage Place Lot 24										
	Directions	Head East on E Jefferson Blvd, Turn right on S Anthony Blvd, when you get to Wayne Trace turn left. At the round										
	Inside City Limits	City Zoning	County Zoning	Zoning Description								

**Remarks** Enjoy the ease of this exceptionally maintained 3 bed, 2 bath ranch offering over 1,600 sq ft of living space and a 2-car attached garage. Whether you're a first-time buyer, downsizing, or looking for an investment, this home provides the perfect canvas for your personal touch. It features both a living and family room and a cozy fireplace. Recent practical upgrades include a tankless water heater, hot water heat system, and LeafFilter gutter guards. All appliances remain, and the home is move-in ready! 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 \$ 100,000. Seller is Downsizing and will review the Highest Offer on Wednesday, September 24 @ 3pm. There will be Two Open House dates to view the property on Sun. Sept. 14 (1-2 pm) and Sun. Sept. 21 (1-2 pm)..... This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding. <<< 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.>>>

Se	Lo	24	Lot Ac/SF/Dim	0.3600	/	15,500	101 X 155	Sr	No	Lot Des	Level				
Township	Adams			Abv Gd Fin SqFt	1,620	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,620	Year Built	1963		
Age	62	New	No	Date Complete		Ext	Vinyl	Fndtn	Slab			# Rooms	6		
Room Dimensions			Inside City Limits			City		County		Zoning Description					
	DIM	L													
L	19 x 13	M		Baths	Full	Half	Water	CITY		Dryer Hookup Gas	No	Fireplace	Yes		
D	x			B-Main	2	0	Well			Dryer Hookup Elec	Yes	Guest Qtrs	No		
F	22 x 15	M		B-Upper	0	0	Sewer	City		Dryer Hook Up	No	Split Flrpln	No		
K	15 x 6	M		B-Blw G	0	0	Fuel /	Hot Water		Disposal	Yes	Ceiling Fan	No		
B	x			Laundry Rm	Main		Heating			Water Soft-Owned	No	Skylight	No		
D	x			Laundry L/W	5 x 3		Cooling	Central Air		Water Soft-Rented	No	ADA Features	No		
M	14 x 12	M		AMENITIES 1st Bdrm En Suite, Built-In Bookcase, Disposal,				Alarm Sys-Sec		No	Fence				
2	12 x 9	M		Dryer Hook Up Electric, Stand Up Shower, Main Level				Alarm		No	Golf Course		No		
3	10 x 9	M		Bedroom Suite, Main Floor Laundry, Washer Hook-Up				Jet/Grdn Tub		No	Nr Wlkg Trails		No		
4	x			Garage	2.0	/ Attached	/	20 x 26	/ 520.00	Pool	No	Garage Y/N	Yes		
5	x			Outbuilding	Shed		12 x 7			Pool Type		Opnr:	No		
R	x			Outbuilding			x			Off Street Pk					
LF	x			Assn Dues	\$0.00	Not Applicable		SALE INCLUDES		Dishwasher, Microwave, Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Oven-Electric					
E	6 x 3	M		Other Fees				FIREPLACE		Family Rm					
WtrType			Restrictions												
Water Features			Water			Wtr Name									
			Wtr Frtg			Channel Frtg									
						Lake Type									

## Virtual Tours:

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	9/3/2025	<b>Auction Time</b>	3:00 PM
<b>Auctioneer Name</b>	Kurt Ness			<b>Auctioneer License #</b>	AU01026833		
<b>Financing:</b>	Proposed			<b>Exemptions</b>			
<b>Annual Taxes</b>	\$1,639.0	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	Day Of Closing		
<b>List Office</b>	Ness Bros. Realtors & Auctioneers - Off: 260-459-3911						

<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b>	0
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>				

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

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