Residential Client Full Detail Report

Property Type RESIDENTIAL **Status** Active **Auction** Yes

MLS # 202639710 1406 E Gump Road Fort Wayne IN 46845 **Status** Active **L** $432,600



Area Allen County **Parcel ID** 02-02-15-377-012.000-057 **Type** Site-Built Home

Sub None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 1

Location **Style** One and Half Story

School District NWA **Elem** Cedar Canyon **JrH** Maple Creek **SrH** Carroll

Legal Description E 165.5 Ft Of Sw1/4 Sec 15 .186 Ac Strip Nw Cor Sw 1/4 Se 1/4 Sec 15

Directions Travel north on Coldwater Rd until E Gump Rd and take a right. Drive for about 0.5 miles on E Gump Rd and the

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks Set on Five+ acres in the NWAC district, this Cape Cod home combines privacy, space and timeless character. A white picket fence and winding drive lead through a mature, tree-lined setting to this 4-bedroom, 2.5-bath home. Inside, you'll find 1,730 sq. ft. of sunlit living space, veneer flooring, a fireplace and an eat-in kitchen opening to a deck with serene views. A vaulted, beamed ceiling adds architectural interest and character. Beyond the home, an attached 2-car garage and substantial 1,440 sq. ft. barn provide exceptional flexibility for storage, hobbies, equipment or workshop space. Surrounded by open lawn and mature trees, this distinctive property offers privacy, acreage and an opportunity increasingly difficult to replicate in north Fort Wayne. <<< 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 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 $ 300,000. The Personal Representative for the Estate will review the Highest Offer on Tuesday, October 20 @ 3pm. There will be Two Open House dates to view the property on Sun. Oct. 4 (1-2 pm) and Sun. Oct. 11 (1-2 pm). *There is a Pre-Home Inspection provided by the Sellers for the Buyer to view before the auction. No Warranty. **Some photos have been virtually re -staged to help buyers visualize the property's potential. Property will be shown furnished. Original un-staged photos with personal property contents available upon request. ***This property is Listed at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.

Se 15 **Lo** **Lot Ac/SF/Dim** 5.1900 / 217,800 Irregular **Sr** No **Lot Des** Rolling

Township Perry **Abv Gd Fin SqFt** 1,730 **Below Gd Fin SqFt** 1,040 **Ttl Below Gd SqFt** 1,040 **Ttl Fin SqFt** 2,770 **Year Built** 1978

Age 48 **New** No **Date Complete** **Ext** Vinyl **Fndtn** Full Basement **# Rooms** 10

Room Dimensions	DIM	L	Inside City Limits	City	County	Zoning Description
L	17 x 14	M				
D	x					
F	x					
K	16 x 12	M				
B	x					
D	x					
M	23 x 15	U				
2	16 x 14	U				
3	15 x 11	M				
4	15 x 10	M				
5	x					
R	x					
LF	x					
E	11 x 10	L				

Baths	**Full**	**Half**	**Water**	WELL	**Dryer Hookup Gas**	No	**Fireplace**	Yes
B-Main	1	0	**Well**	Private	**Dryer Hookup Elec**	Yes	**Guest Qtrs**	No
B-Upper	1	0	**Sewer**	City	**Dryer Hook Up**	No	**Split Flrpln**	No
B-Blw G	0	1	**Fuel /**	Gas, Forced Air	**Disposal**	No	**Ceiling Fan**	No
Laundry Rm	Lower		**Heating**		**Water Soft-Owned**	No	**Skylight**	No
Laundry L/W	11x 7		**Cooling**	Central Air	**Water Soft-Rented**	No	**ADA Features**	No
					Alarm Sys-Sec	No	**Fence**	
					Alarm	No	**Golf Course**	No
					Jet/Grdn Tub	No	**Nr Wlkg Trails**	No
					Pool	No	**Garage Y/N**	Yes
					Pool Type		**Opnr:**	No
					Off Street Pk	Yes		

AMENITIES Balcony, Bar, Ceiling-Tray, Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Range/Oven Hook Up Elec, Storm Doors, Twin Sink Vanity, Utility Sink, Washer Hook

Garage 2.0 / Attached / 23 x 22 / 506.00

Outbuilding Pole/Post 36 x 40

Outbuilding x

Assn Dues Not Applicable

Other Fees

Restrictions

FIREPLACE Wood Burning, Basement

WtrType **Water** **Wtr Name**

Water Features **Wtr Frtg** **Channel Frtg**

Lake Type

Virtual Tours: Unbranded Virtual Tour

Auction Yes **Auction Reserve Price $** **Auction Date** 9/24/2026 **Auction Time** 3:00 pm

Auctioneer Name Kurt Ness **Auctioneer License #** AU01026833

Financing: **Proposed** **Exemptions** **Year Taxes Payable** 2027

Annual Taxes $3,228.4 **Is Owner/Seller a Real Estate Licensee** No **Possession** DOC

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

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 1

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 & Auctione - Off: 260-356-3911

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