

Listings as 09/24/2026

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
	Location		Style	One and Half Story	H Baths	1		
	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, hardwood 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). *This 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			Inside City Limits			City		County			Zoning Description							
DIM			L															
L	17	x	14	M	Baths	Full	Half	Water	WELL			Dryer Hookup Gas		No	Fireplace		Yes	
D		x			B-Main	1	0	Well	Private			Dryer Hookup Elec		Yes	Guest Qtrs		No	
F		x			B-Upper	1	0	Sewer	Septic			Dryer Hook Up		No	Split Flrpln		No	
K	16	x	12	M	B-Blw G	0	1	Fuel /	Gas, Forced Air			Disposal		No	Ceiling Fan		No	
B		x			Laundry Rm	Lower		Heating				Water Soft-Owned		No	Skylight		No	
D		x			Laundry L/W	11x	7	Cooling	Central Air			Water Soft-Rented		No	ADA Features		No	
M	23	x	15	U	AMENITIES Balcony, Bar, Ceiling-Tray, Closet(s) Walk-in,							Alarm Sys-Sec		No	Fence			
2	16	x	14	U	Deck Open, Dryer Hook Up Electric, Range/Oven Hook Up							Alarm		No	Golf Course		No	
3	15	x	11	M	Elec, Storm Doors, Twin Sink Vanity, Utility Sink, Washer Hook							Jet/Grdn Tub		No	Nr Wlkg Trails		No	
4	15	x	10	M	Garage	2.0	/ Attached		/ 23 x 22		/ 506.00		Pool	No	Garage Y/N		Yes	
5		x			Outbuilding	Pole/Post		36 x 40		Pool Type							Opnr:	No
R		x			Outbuilding	x							Off Street Pk		Yes			
LF		x			Assn Dues			Not Applicable			FIREPLACE Gas Log, Basement							
E	11	x	10	L	Other Fees													
WtrType				Restrictions														
Water Features				Water			Wtr Name											
Wtr Frtg						Channel Frtg												
Lake Type																		

Virtual Tours:

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** 0
Ttl Concessions Paid **Sold/Concession Remarks**
Seller Concessions Offer Y/N **Seller Concession Amount \$**

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

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