

WIEGMANN AUCTIONEERS

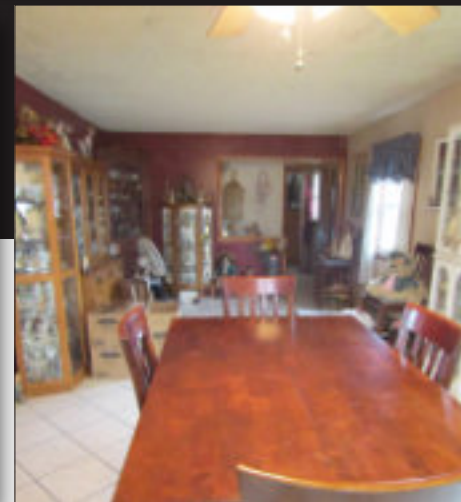
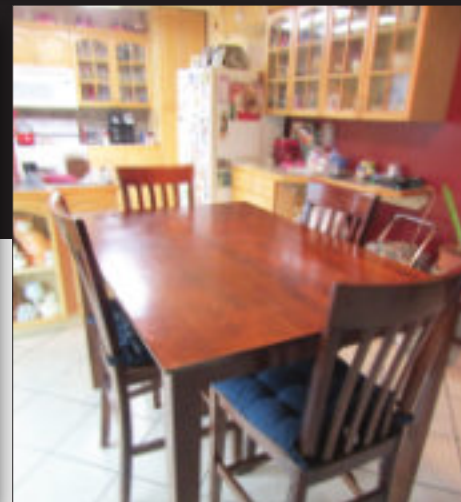
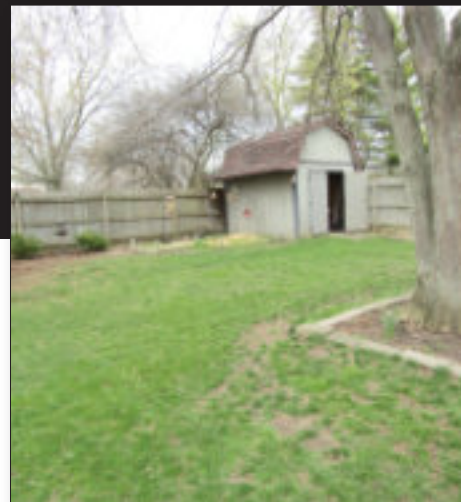
812 E. Tillman Road
Fort Wayne, IN 46816
(260) 447-4311
WIEGMANAUCTIONEERS.COM
Ron#AU08900060



WIEGMANN WILL SELL

ESTABLISHED IN 1945
NOT THE OLDEST, NOT THE LARGEST, BUT THE BEST

**1,371 sq ft Home w/3 Bedrooms, 1½ Baths
on Partial Basement**



**6205 Aragon Drive
Fort Wayne, IN 46818**

Directions: Goshen Road North
to Edgewood Park Addition
Follow Signs!

**TUESDAY
MAY 11, 2021**
Personal Property @ 4 pm
Real Estate @ 5 pm

1,371 sq ft Home w/3 Bedrooms, 1½ Baths on Basement

Living Room 16x17:
Hardwood Floors

Family Room 12x12:
Tile Floor

Breakfast Nook 9x12:
Fan/Light
Tile Floor

Kitchen 12x12:
Tile Floor
Oak Cabinets
Tile Counter
Electric Hook-ups
Built in Dishwasher
Built in Microwave

Master Bedroom 12x12:
Carpet
Fan/Light
Closet

Bedroom 12x11:
Carpet
Fan/Light
Closet

Bedroom 10x11:
Carpet
Fan/Light
Closet

½ Bath 4x5:

Bath:
Tub/Shower
Vanity

Basement:
Carpet
Laundry Room
Electric Water Heater
Washer & Dryer Electric
Hookup
Wash Sink
Cabinets

Addl Amenities:
Electric Baseboard Heat
Privacy Fence
Deck

1 Car Garage 14x20
10x12 Garden Shed
Vinyl Siding w/Brick
Accent
Landscaped

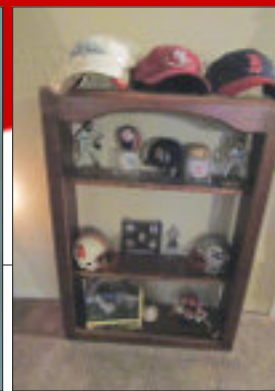
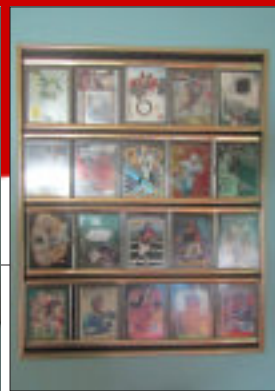
*Built in 1962
Allen County
Washington Township
School District: Fort
Wayne Community
House Finished
1,371 SQ FT
Annual Taxes: \$1,364.66*

TERMS ON REAL ESTATE: \$5,000.00 DOWN balance due on closing. Property sold subject to confirmation of owners. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure is the opinion of Wiegmann Auctioneers, Inc. and its agents; however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections and opinions. All measurements and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. Real Estate closing to be within 45 days of the auction date or sooner. *REAL ESTATE TAXES: Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owner is required to pay). Real Estate taxes prorated to date of closing.

TERMS ON PERSONAL PROPERTY: Payment forms: Cash, checks, MC/Visa/Discover (3% credit card convenience fee). All items sold as-is. Statements made day of sale takes precedence over printed matter. All sales are final. Not responsible for accidents.

Russell J. Jr. & Debra A. LaBone, Owners

Check out our website for all or our auctions • Wiegmannauctioneers.com



2007 Yamaha – V-Star 1300, Furniture, Sports Collectibles, Appliances, Electronics, Household Items, Yard Tools

VEHICLE:

2007 Yamaha 1300 V-Star, 36,172± miles (driven daily), New Tires, Serviced 2020. Vin# JYAVP25E07A001537

COLLECTIBLES: Sports Memorabilia/ Autographs; 25th Anniversary Superbowl Pin Set; Lithograph Disney Commemoratives.

FURNITURE/HOUSEHOLD: Ice Cream Parlor Set; Four Piece Bedroom Set w/Full Mattress; Five Piece Bedroom Set w/Queen Mattress; Bookshelves; Curio Cabinets; Corner Cabinets; Elevated Table w/6 Chairs; Desk Chair; File Cabinet; TV Stand; Sofa Table; Lamps;

Butterfly Table; Water Fountain; Wall Art; Vases; Cups; Dishes; Pots & Pans; Cookware; Utensils/Flatware; Cutlery.

APPLIANCES/ELECTRONICS:

Whirlpool Side-by-Side Refrigerator/Freezer; GE Electric Range; Whirlpool Washer & Dryer; Haier Chest Freezer; 5,000 BTU AC; Dehumidifier; Small Appliances; Dirt Devil Vacuum; 55" Phillips flat screen TV; 32" Emerson flat screen TV.

LAWN/GARDEN/TOOLS: Swapper Self-Propelled Mower w/Bagger; Electric Black & Decker Line Trimmer; Electric Black & Decker Hedge Trimmer; Electric

Leaf Blower; Yard Tools; Spreader; 16' Extension Ladder; 6' Step Ladder; Garden Hoses; Flower Pots; Yard Ornaments; Flag Pole; Lattice; Shepherds Hooks; Bird Feeders; Bird Bath; Folding Lawn Chairs; Power Cords; Power Tools; Hand Tools.

MISC: Ping Pong Table; Sports Craft Air Hockey Table; (3) 6' Banquet Tables; Leather Vest; Leather Jackets/Chaps; Women's Clothes: Fur Coats, Vests, 2 pc Leather Suits, 3 pc Leather Suit; 9mm Ammo; Gun Cleaning Kit; Clothes Rack; Fan; Laundry Baskets; Comforters/Bedding; Towels; Holiday Decorations; Christmas Decorations; Board Games.

