

DUNWELL / KLOTZ REAL ESTATE AUCTION

Located 2 blocks north of Center St. on St. Rd. 15 (Detroit St.), then east to
910 E. Fort Wayne St. • Warsaw, Ind. 46580

Wednesday, June 3, 2026 • 6:00 PM

Historic 2-Story House on Large Lot

Open House
Wednesday,
May 13, 2026
4 to 6 pm
or by appt.

GENERAL INFO:

This is a large, approx. 2,100 sq. ft. 2-story, 3 bedroom house that was built prior to 1900 with a 1-car attached garage. The lot is 80' x 132'. The room sizes are very comfortable and there is a 3rd floor room and nearly 100% full basement. The roof is newer and the furnace and central air was new in 2026. This is a grand old house well located on a spacious lot.



Inspect, arrange financing and be the top bidder on this one.

Taxes: \$3,946.22 per year. If this house is going to be your main house for you to live, it will be approx. \$2,000 per year.

REAL ESTATE TERMS & CONDITIONS

DOWN PAYMENT: 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

DEED: Sellers shall provide Warranty Deed(s).

EASEMENTS: Sale of the property is subject to any and all easements of record.

EVIDENCE OF TITLE: Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately June 1, 2026.

POSSESSION: Closing.

ACREAGE: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

1% BUYER'S PREMIUM

Marta Dunwell Klotz, Owner

HAHN

hahnrealtyauction.com

AC39800021

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