



AUCTION

WEDNESDAY, OCTOBER 22 • 6 PM

New Haven / Hoagland Area Country Home
6528 Minnich Road *(Located 1 1/2 miles south of New Haven)*

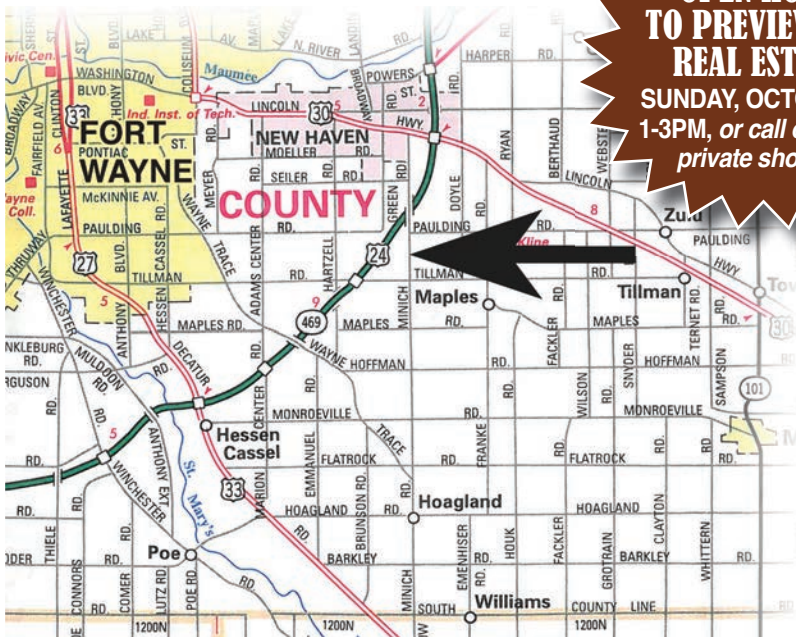
2 Bedroom / 2 Bath on Basement!

HOME FEATURES:

- Hardwood Flooring throughout
- Large Kitchen plus Dining area
- Large Living Room
- Large Master Bedroom with bath
- 3/4 Basement, finished
- Newer Windows and Siding, New Roof
- Newer 5" Well
- Updated 200 amp electric
- 2 Car finished garage

Annual Taxes: 436.38 with exemptions

**OPEN HOUSE
TO PREVIEW THE
REAL ESTATE:**
SUNDAY, OCTOBER 5,
**1-3PM, or call office for
private showing**



SELLER: VIOLA BEARMAN

AUCTIONEERS:
JERRY EHLE
MIKE ROY

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC


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Residential Client Full Detail Report

Listings as of 09/30/2014

Page 1 of 1

| | | | | | | | | | |
|---|-------------------|---|--------------|--------------------------|---------------|-----------|-----------------|-----------|---|
| Property Type | RESIDENTIAL | Status | Active | Auction | Yes | | | | |
| MLS # | 201442127 | 6528 Minnich Road | New Haven | IN 46774 | Status Active | LP \$0 | | | |
|  | Area | Allen County | Parcel ID | 02-13-25-276-007.000-039 | | Type | Site-Built Home | | |
| | Sub | None | Cross Street | Bedrms | 2 | F Baths | 2 | H Baths | 0 |
| | Location | Rural | Style | One Story | | | | | |
| | School District | EAC | Elem | New Haven Intermediate | JrH | New Haven | SrH | New Haven | |
| | Legal Description | E 1/2 SE 1/4 NE 1/4 EX N | | | | | | | |
| | Directions | Minnich Road south of New Haven over I-469 and just before the RR tracks. | | | | | | | |

Remarks Auction Date is Oct. 22 at 6:00 on site

| | | | | | | | | | | | | |
|-----------------|---------|--------------------|---|--|-------------------|---------|--------------------|----------------------------------|--|-----------------|------------------|------|
| Sec | Lot | Zoning | Lot Ac/SF/Dim | | | | 0.6500 / 28,314 | oxo | Src N | Lot Des | Partially Wooded | |
| Township | Adams | | Abv Gd Fin SqFt | 1,508 | Below Gd Fin SqFt | 844 | Ttl Bel/pw Gd SqFt | 1,144 | Ttl Fin SqFt | 2,352 | Year Built | 1952 |
| Age | 62 | New/Not Applicable | Date Complete | | Ext | Vinyl | Fndtn | Partially Finished | | | # Rooms | 7 |
| Room Dimensions | | | | | | | | | | | | |
| | DIM | L | | | | | | | | | | |
| LR | 25 x 13 | M | Baths | Full | Half | Water | WELL | Dryer Hookup Gas | No | Fireplace | No | |
| DR | x | | B-Main | 2 | 0 | Sewer | Septic | Dryer Hookup Elec | Yes | Guest Qtrs | No | |
| FR | x | | B-Upper | 0 | 0 | Fuel / | Oil, Forced Air | Dryer Hook Up Gas/Elec | No | Split Firpln | No | |
| KT | 14 x 11 | M | B-Blw G | 0 | 0 | Heating | | Disposal | No | Ceiling Fan | Yes | |
| BK | 11 x 11 | M | | | | Cooling | None | Water Soft-Owned | No | Skylight | No | |
| DN | x | | Laundry Rm | Main | 7 | x 8 | | Water Soft-Rented | No | ADA Features | No | |
| MB | 19 x 15 | M | AMENITIES | Breakfast Bar, Ceiling Fan(s), Countertops | | | | Alarm Sys-Sec | No | Fence | | |
| 2B | 11 x 11 | M | -Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, | | | | | Alarm Sys-Rent | No | Golf Course | No | |
| 3B | x | | Garage Door Opener, Landscaped, Patio Open, Porch Open, | | | | | Jet/Grdn Tub | No | Nr Wlkg Trails | No | |
| 4B | x | | Garage | 2.0 | / Attached | / | 24 x 24 / 576.00 | Pool | No | Garage Y/N | Yes | |
| 5B | x | | Outbuilding | None | | x | | Pool Type | | Garage Dr Opnr: | Yes | |
| RR | 44 x 19 | L | Outbuilding | | | x | | Off Street Pk | Yes | | | |
| LF | x | | Assn Dues | Not Applicable | | | | SALE INCLUDES | Refrigerator, Washer, Window Treatments, Range | | | |
| EX | x | | Other Fees | | | | | -Electric, Water Heater Electric | | | | |
| WtrType | | | Restrictions | | | | | | | | | |
| Water Features | | | Water Access | | Wtr Name | | | | | | | |
| | | | Wtr Frtg | | Channel Frtg | | | | | | | |

Virtual Tours:

| | | | | | | | | |
|------------------------|--|---|--|-----------------------------|--------------------|---------------------|---------------------------|------|
| Auction | Yes | Auction Reserve Price \$ | | Auction Date | 10/22/2014 | Auction Time | 6:00 | |
| Auctioneer Name | Jerry Ehle | | | Auctioneer License # | AU19300123 | | | |
| Financing: | Proposed | Cash, Conventional | | Exemptions | Homestead, Over 65 | | Year Taxes Payable | 2014 |
| Annual Taxes | \$436.38 | Is Owner/Seller a Real Estate Licensee | | No | Possession | | DOC | |
| List Office | Schrader Real Estate & Auction - Offc.: (260) 749-0445 | | | | | | | |

Yes

| | | | | | | | | | |
|-----------------------------|--|---------------------|--|----------------------|--|-----------------|--|-------------|---|
| Pending Date | | Closing Date | | Selling Price | | How Sold | | CDOM | 8 |
| Ttl Concessions Paid | | | | | | | | | |

Presented by: Jerry Ehle - Cell: (260) 410-1996

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PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2000 down payment on the day of 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide

an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Personal Representative's Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The

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