

REAL  
ESTATE

MONDAY, NOVEMBER 24<sup>th</sup> at 6:00PM

# Auction



**IMMACULATE  
3 BEDROOM  
RANCH HOME  
PHEASANT RUN SUBDIVISION**

**Open House:**  
Sunday, November 9  
2-4 PM  
Or Call Office for  
Private Showing!

**WHY PAY RENT? AFFORDABLE MOVE IN READY HOME  
WITH MOST NEW AMENITIES!**

**HOME FEATURES:**

- NEW Roof with Complete tear-off. 35 year Dimensional Shingles
- NEW Gas Forced Air Furnace
- NEW Central Air Conditioner
- NEW Hot Water Heater
- NEW Gas Stove
- NEW Carpet AND Flooring Throughout
- NEW Paint Throughout
- NEWLY Remodeled Bath
- Refrigerator and Dishwasher Included!
- Rear Fenced Yard
- Oversized One Car Garage with Extra Storage

Annual Taxes: \$197 with exemptions



**9127 Greenleaf Drive**

(Located off of Dunkelberg Road,  
just west of Wayne High School)



**Seller: Edwin Braun, Jr. Estate**  
**Auctioneer: Jerry Ehle**



**SCHRADER**

REAL ESTATE & AUCTION

of Fort Wayne

**260-749-0445 • 866-340-0445**

**www.SchraderFortWayne.com**

W Ferguson Rd



# Residential Client Full Detail Report


Listings as of 10/30/2014

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Property Type RESIDENTIAL

Status Active

Auction Yes

	MLS # 201447891		9127 Greenleaf		Fort Wayne		IN 46819		Status Active		LP \$0	
	Area		Allen County		Parcel ID		02-17-02-152-005.000-059		Type		Site-Built Home	
	Sub		Pheasant Run		Cross Street		winchester		Bedrms		3	
	F Baths		1		H Baths		0					
	Location		City/Town/Suburb		Style		One Story					
	School District		FWC Elem		Waynedale		JrH		Miami		SrH Wayne	
	Legal Description Pheasant Run Section 1 lot 30											
Directions Dunkelberg Road to Hemphill second right is Greenhill												

**Remarks** Auction is Nov. 24th at 6:00 Many Updates Roof, Gas Forced Air, Central Air, Hot Water Heater, Gas Stove, Flooring throughout, Paint throughout. 3 Bedrooms, a full updated bath. 1 car attached garage, fenced yard

Sec 1	Lot 30	Zoning	Lot Ac/SF/Dim				0.1760 / 7,667	60x128		Src N	Lot Des	Level
Township	Pleasant		Abv Gd Fin SqFt	888	Below Gd Fin SqFt	0	Ttl Belpw Gd SqFt	0	Ttl Fin SqFt	888	Year Built	1972
Age	42	New/Not Applicable	Date Complete		Ext	Aluminum	Fndtn	Slab			# Rooms	6
Room Dimensions												
	DIM	L										
LR	16 x 12	M	Baths	Full	Half	Water	CITY	Dryer Hookup Gas	Yes	Fireplace	No	
DR	x		B-Main	1	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No	
FR	x		B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split Firpln	No	
KT	15 x 13	M	B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	No	
BK	x					Cooling	Central Air	Water Soft-Owned	No	Skylight	No	
DN	x		Laundry Rm			x		Water Soft-Rented	No	ADA Features	No	
MB	12 x 11	M	AMENITIES	Attic Storage, Cable Available, Dryer Hook Up Gas				Alarm Sys-Sec	No	Fence	Chain Link	
2B	11 x 10	M		, Eat-In Kitchen, Tub/Shower Combination				Alarm Sys-Rent	No	Golf Course	No	
3B	10 x 10	M						Jet/Grdn Tub	No	Nr Wlkg Trails	No	
4B	x		Garage	1.0	/ Attached	/	26 x 11 / 286.00	Pool	No	Garage Y/N	Yes	
5B	x		Outbuilding	None		x		Pool Type		Garage Dr Opnr:	No	
RR	x		Outbuilding			x		Off Street Pk				
LF	x		Assn Dues	Not Applicable				SALE INCLUDES Dishwasher, Refrigerator, Window Treatments,				
EX	x		Other Fees					Range-Gas, Water Heater Gas				
WtrType			Restrictions									
Water Features			Water Access		Wtr Name							
			Wtr Frtg		Channel Frtg							

## Virtual Tours:

Auction	Yes	Auction Reserve Price \$	Auction Date	11/24/2014	Auction Time	6
Auctioneer Name	Jerry W Ehle		Auctioneer License #	AU19300123		
Financing:	Proposed	Cash, Conventional	Exemptions	Homestead	Year Taxes Payable	2014
Annual Taxes	\$197.00	Is Owner/Seller a Real Estate Licensee	No	Possession	NEG	
List Office	Schrader Real Estate & Auction - Offc.: (260) 749-0445					

Pending Date	Closing Date	Selling Price	How Sold	CDOM	260
Ttl Concessions Paid		Sold/Concession Remarks			
Presented by: Kim Brown - Offc.: (260) 749-0445		/ Schrader Real Estate and Auction of Fort Wayne - Offc.: (260) 749-0445			

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## REAL ESTATE AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered at oral auction.

**DOWN PAYMENT:** \$1500 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.

**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 cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

**AGENCY:** Schrader Real Estate & Auction Co. and its representatives are exclusive agents of the Seller.

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