



AUCTION

WEDNESDAY, OCTOBER 22 • 6 PM

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

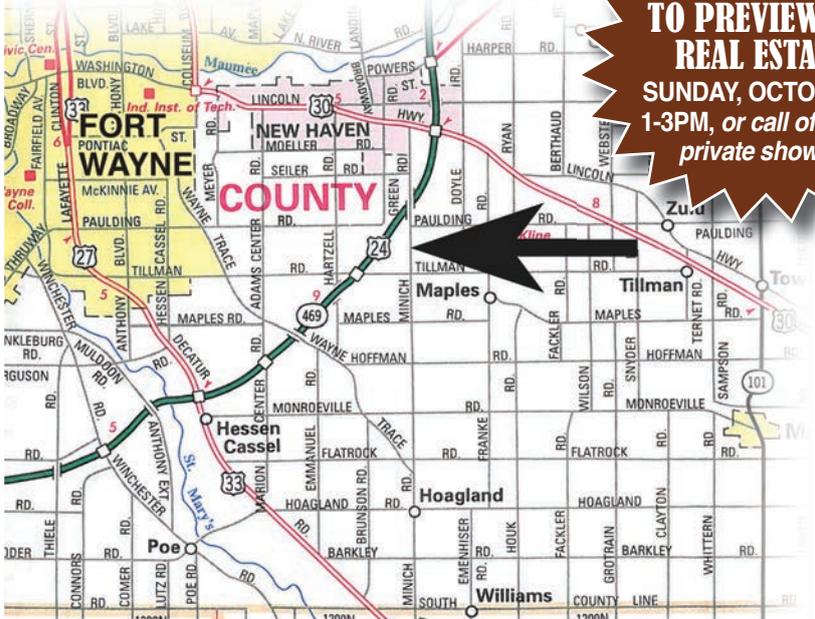
2 Bedroom / 2 Bath on Basement!

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



260-749-0445 • 866-340-0445
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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	E1/2 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 Below 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	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No
LR	25 x 13	M	B-Main	2	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	x		B-Upper	0	0	Fuel /	Oil, Forced Air	Dryer Hook Up Gas/Elec	No	Split Firpln	No
FR	x		B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	Yes
KT	14 x 11	M				Cooling	None	Water Soft-Owned	No	Skylight	No
BK	11 x 11	M						Water Soft-Rented	No	ADA Features	No
DN	x		Laundry Rm	Main	7	x 8		Alarm Sys-Sec	No	Fence	
MB	19 x 15	M	AMENITIES Breakfast Bar, Ceiling Fan(s), Countertops				Alarm Sys-Rent	No	Golf Course	No	
2B	11 x 11	M	-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Landscaped, Patio Open, Porch Open,				Jet/Grdn Tub	No	Nr Wlkg Trails	No	
3B	x							Pool	No	Garage Y/N	Yes
4B	x		Garage	2.0	/ Attached	/	24 x 24 / 576.00	Pool Type		Garage Dr Opnr:	Yes
5B	x		Outbuilding	None		x		Off Street Pk	Yes		
RR	44 x 19	L	Outbuilding			x		SALE INCLUDES Refrigerator, Washer, Window Treatments, Range -Electric, Water Heater Electric			
LF	x		Assn Dues	Not Applicable							
EX	x		Other Fees								
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						

Pending Date	Closing Date	Selling Price	How Sold	CDOM	8	Yes
Ttl Concessions Paid	Sold/Concession Remarks					
Presented by: Jerry Ehle - Cell: (260) 410-1996 / Schrader Real Estate & Auction - Offc.: (260) 749-0445						

Information is deemed reliable but not guaranteed.

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REAL ESTATE AUCTION TERMS AND CONDITIONS

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

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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