

Real Estate *Auction*



Wednesday, November 5, @ 6:00 PM

NORTHWEST ALLEN COUNTY HOME 3 BEDROOMS • 2 BATH RANCH

Open House:
Sunday, October 19
2-4 PM

Or Call Office for
Private Showing!



HOME FEATURES:

- Private Wooded Setting
- Kitchen into Large Family Room w/Fireplace
- Laundry Room
- Bonus Den
- Screened Back Porch
- Perry Township – NW Allen Schools
- Geothermal Heating
- Public Sewer

Annual Taxes: \$650 with exemptions



Seller: Joan Kline
Auctioneer: Jerry Ehle

260-749-0445 • 866-340-0445
www.SchraderFortWayne.com

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne




16722 T Tarn Trail (Located just off of Cedar Canyons)

Residential Client Full Detail Report

Listings as of 10/10/2014

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	Auction Yes								
MLS #	201444869	16722 T Tarn Trail	Fort Wayne	IN	46845	Status	Active	LP	\$0			
	Area	Allen County	Parcel ID	02-02-10-477-002.000-057			Type	Site-Built Home				
	Sub	Holmestead Acres	Cross Street				Bedrms	3	F Baths	2	H Baths	0
	Location	Rural Subdivision	Style	One Story								
	School District	NWA Elem	Cedar Canyon	JrH	Maple Creek			SrH	Carroll			
	Legal Description	Holmestead Acres Lot 15										
Directions	Coldwater Road to Cedar Canyon Road to T Tarn Trail											

Remarks Auction is Nov. 5th 6:00

Sec	Lot 15	Zoning	Lot Ac/SF/Dim	0.3000 / 13,068 105x130	Src N	Lot Des	Partially Wooded
Township	Perry	Abv Gd Fin SqFt	1,516	Below Gd Fin SqFt 0	Ttl Belw Gd SqFt 0	Ttl Fin SqFt 1,516	Year Built 1979
Age	35	NewNot Applicable	Date Complete	Ext Brick, Vinyl	Fndtn Crawl, Slab	# Rooms	7
Room Dimensions							
	DIM	L					
LR	19 x 19	M	Baths	Full	Half	Water	WELL
DR	x		B-Main	2	0	Sewer	City
FR	x		B-Upper	0	0	Fuel /	Geothermal
KT	11 x 8	M	B-Blw G	0	0	Heating	
BK	11 x 9	M				Cooling	Central Air
DN	17 x 8	M	Laundry Rm	Main	14	x 8	
MB	13 x 11	M	AMENITIES	Deck Open			
2B	12 x 10	M					
3B	11 x 11	M					
4B	x		Garage	2.0	/ Attached	/ 20 x 15	/ 300.00
5B	x		Outbuilding	Shed	14 x 10		
RR	x		Outbuilding		x		
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	11/5/2014	Auction Time	6
Auctioneer Name	Jerry Ehle			Auctioneer License #	AU19300123		
Financing: Proposed	Cash, Conventional			Exemptions	Geothermal, Homestead,	Year Taxes Payable	2014
Annual Taxes	\$641.20	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	4
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: \$2500 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 Warranty 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.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due

diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.