

MONROEVILLE, IN



# Real Estate AUCTION

THURSDAY, MARCH 12 • at 6:00 PM

## ADDRESS:

111 Oak St. Monroeville, IN 46773

DIRECTIONS: Take South St. to Mulberry St. and turn South to Oak St. and turn East to property (corner of Oak and Summit).

## All Brick Ranch Home

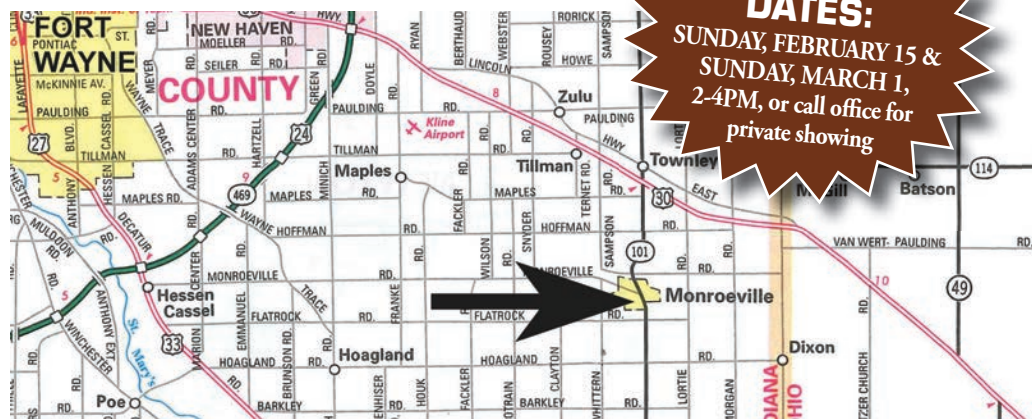
- 1,532 Sq. Ft.
- 840 Sq. Ft. partial basement with 328 Sq. Ft. finished
- 7 rooms – 4 bedrooms – 1 ½ bathrooms
- Gas forced air furnace and central air unit
- 50 gallon water heater
- Sump pump
- Electrical breaker box
- Fresh paint and some new carpeting
- 1 car attached garage with electric opener
- 66x124 corner lot with chain link fence
- Natural gas
- City water and sewer
- Off street parking
- Annual taxes: \$0, home is currently exempt

**Seller: St. Mark's Evangelical Lutheran Church**

Sale Manager: Jared Sipe 750-1553

**SCHRADER** #AC63001504  
REAL ESTATE & AUCTION  
of Fort Wayne, LLC

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## OPEN HOUSE DATES:

SUNDAY, FEBRUARY 15 &  
SUNDAY, MARCH 1,  
2-4PM, or call office for  
private showing







# Residential Client Full Detail Report


Listings as of 02/03/2015

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Property Type RESIDENTIAL

Status Active

Auction No

MLS #	201504137	111 Oak St.	Monroeville	IN 46773	Status Active	LP \$0				
	Area	Allen County	Parcel ID	02-20-18-281-008.000-056		Type	Site-Built Home			
	Sub	Pools	Cross Street		Bedrms	4	F Baths	1	H Baths	1
	Location	City/Town/Suburb	Style	One Story						
	School District	EAC	Elem	Heritage	JrH	Heritage	SrH	Heritage		
	Legal Description	Pools 1st Lot 6								
	Directions	Take South St. to Mulberry St. and turn South to Oak St. and turn East to property.								

**Remarks** \*PUBLIC AUCTION\* Thursday March 12 @ 6pm. All brick ranch home on a partial basement. 4 bedrooms, 1.5 bathrooms, fresh paint, some new carpet, attached garage, gas forced air heat and central air, nice corner lot. Great home in a quiet neighborhood that is move-in ready.

Sec	Lot	Zoning	Lot Ac/SF/Dim	0.1900 / 8,276 66x124	Src N	Lot Des	Corner, Level
Township	Monroe	Abv Gd Fin SqFt	1,532	Below Gd Fin SqFt 328	Ttl Belpw Gd SqFt 840	Ttl Fin SqFt 1,860	Year Built 1961
Age	54	New/Not Applicable	Date Complete	Ext Brick	Fndtn Partial Basement, Partially Finished	# Rooms	7
<b>Room Dimensions</b>							
	DIM	L					
LR	x		Baths	Full	Half	Water	CITY
DR	10 x 10	M	B-Main	1	1	Sewer	City
FR	14 x 20	M	B-Upper	0	0	Fuel /	Gas, Forced Air
KT	21 x 11	M	B-Blw G	0	0	Heating	
BK	x					Cooling	Central Air
DN	x		Laundry Rm			x	
MB	14 x 11	M	AMENITIES	Dryer Hook Up Electric, Garage Door Opener			
2B	10 x 11	M				Alarm Sys-Sec	No
3B	10 x 11	M				Alarm Sys-Rent	No
4B	14 x 11	M	Garage	1.0	/ Attached	/ 21 x 15	/ 315.00
5B	x		Outbuilding	None		x	
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:

[Unbranded Virtual Tour](#)

Auction	No	Auction Reserve Price \$	Auction Date	3/12/2015	Auction Time	6pm
Auctioneer Name	Jared Sipe	Auctioneer License #	AU10700099			
Financing:	Proposed	Cash, Conventional	Exemptions	Tax Exempt	Year Taxes Payable	N/A
Annual Taxes	\$0.00	Is Owner/Seller a Real Estate Licensee	No	Possession	Day of Closing	
List Office	Schrader Real Estate and Auction of Fort Wayne - Offc.: (260) ...					Yes

Pending Date	Closing Date	Selling Price	How Sold	CDOM	0
Ttl Concessions Paid		Sold/Concession Remarks			
Presented by: Jared S Sipe - Cell: (260) 750-1553		/ Schrader Real Estate and Auction of Fort Wayne - 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. Seller reserves the right to reject any and all bids.

**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 closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at

the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller.

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