

# REAL ESTATE

# Auction

## TUESDAY, MAY 26th at 6:00 PM

### 4 BEDROOMS, 2 BATH, on 2 ACRES!!

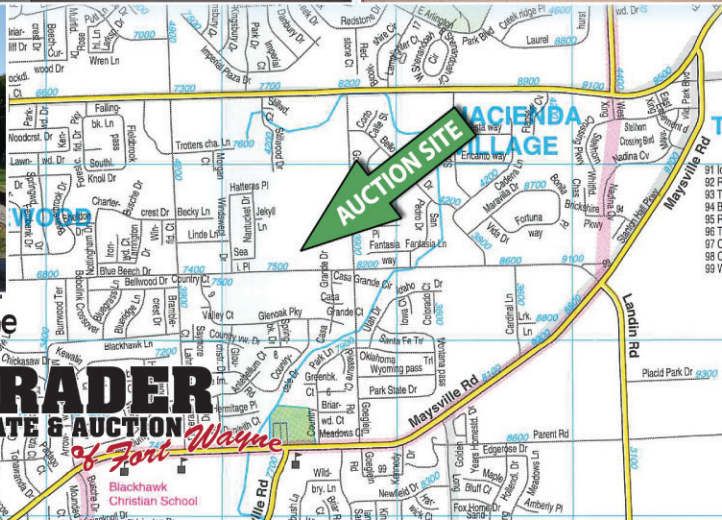
7917 Trier Road, Fort Wayne  
AUCTION HELD ON SITE!

#### HOME FEATURES:

- Remodeled Kitchen with island and eat-in area, plus new 3 panel window!
- Sunken family room with woodburning fireplace / woodburner!
- Master and 2nd bedroom on main level plus remodeled full bath!
- Beautiful front living room with large replaced picture window!
- Full finished basement with bar, and lots of entertaining area and storage plus bonus fireplace!
- Enclosed sunroom off of the back!
- Huge Back deck and patio area!
- 3 Car attached garage with workshops built-in!
- Bonus concrete room under garage!
- Two story barn with lots of area for storage and work shop or "Man Cave".
- Beautiful 2 acre lot with private ag field as backdrop!
- Great location; just a couple of minutes from I-469, schools, shopping!

**Open House: Sunday, May 3 • 2-4 PM**

*Or Call Office for Private Showing!*



**Seller: Lavon Dobbins • Auctioneer: Jerry Ehle**

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



**SCHRADER**  
REAL ESTATE & AUCTION


*of Fort Wayne*



# Residential Client Full Detail Report

Listings as of 04/29/2015

Page 1 of 1

<b>Property Type</b>	AUCTION	<b>Status</b>	Active	<b>Auction Yes</b>	
<b>MLS #</b>	201518507	7917 Trier	Fort Wayne	IN 46815	<b>Status</b> Active <b>LP \$0</b>
	<b>Area</b>	Allen County	<b>Parcel ID</b>	02-08-26-151-009.000-072	<b>Type</b> Site-Built Home
	<b>Sub</b>	Metes & Bounds	<b>Cross Street</b>		<b>Bedrms</b> 4 <b>F Baths</b> 2 <b>H Baths</b> 0
	<b>Location</b>		<b>Style</b>	One and Half Story	
	<b>School District</b>	FWC Elem	Glenwood Park	<b>JrH</b> Blackhawk	<b>SrH</b> Snider
	<b>Legal Description</b>	4-26-1-026 W 174.3 of E 812.9 of S 500 FT SW 1/4 NW 1/4 Sec 26			
	<b>Directions</b>	Trier Road Between Goeglein and Lahmeyer Roads			

<b>Sec 26</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b>	2.0000 / 87,120 0x0	<b>Src N</b>	<b>Lot Des</b>			
<b>Township</b>	St Joe	<b>Abv Gd Fin SqFt</b>	1,600	<b>Below Gd Fin SqFt</b>	600	<b>Ttl Belw Gd SqFt</b>	780	<b>Ttl Fin SqFt</b>	2,200
<b>Age</b>	63	<b>New/Not Applicable</b>	<b>Date Complete</b>	<b>Ext</b>	<b>Fndtn</b>			<b>Year Built</b>	1952
<b>Room Dimensions</b>								<b># Rooms</b>	8
	<b>DIM</b>	<b>L</b>							
<b>LR</b>	19 x 11	M	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Dryer Hookup Gas</b>	<b>Fireplace</b> Yes
<b>DR</b>	x		<b>B-Main</b>	1	0	<b>Sewer</b>	City	<b>Dryer Hookup Elec</b>	<b>Guest Qtrs</b>
<b>FR</b>	22 x 12	M	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Gas, Hot Water	<b>Dryer Hook Up Gas/Elec</b>	<b>Split Flrpln</b>
<b>KT</b>	9 x 11	M	<b>B-Blw G</b>	1	0	<b>Heating</b>		<b>Disposal</b>	<b>Ceiling Fan</b>
<b>BK</b>	11 x 10	M				<b>Cooling</b>		<b>Water Soft-Owned</b>	<b>Skylight</b>
<b>DN</b>	13 x 8	L	<b>Laundry Rm</b>		Lower	10 x 5		<b>Water Soft-Rented</b>	<b>ADA Features</b>
<b>MB</b>	10 x 13	M						<b>Alarm Sys-Sec</b>	<b>Fence</b>
<b>2B</b>	11 x 13	M						<b>Alarm Sys-Rent</b>	<b>Golf Course</b>
<b>3B</b>	16 x 12	U						<b>Jet/Grdn Tub</b>	<b>Nr Wlkg Trails</b>
<b>4B</b>	14 x 12	U	<b>Garage</b>	3.0	/ Attached	/ 24 x 24	/ 576.00	<b>Pool</b>	No
<b>5B</b>	x		<b>Outbuilding</b>	None		14 x 12		<b>Pool Type</b>	
<b>RR</b>	29 x 12	L	<b>Outbuilding</b>	Shed		13 x 6	78	<b>Off Street Pk</b>	Yes
<b>LF</b>	x		<b>Assn Dues</b>			Not Applicable			
<b>EX</b>	x		<b>Other Fees</b>						
<b>WtrType</b>			<b>Restrictions</b>						
<b>Water Features</b>			<b>Water Access</b>			<b>Wtr Name</b>			
			<b>Wtr Frtg</b>			<b>Channel Frtg</b>			

## Virtual Tours:

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>		<b>Auction Time</b>	6
<b>Auctioneer Name</b>	Jerry W Ehle	<b>Auctioneer License #</b>	AU19300123	<b>Year Taxes Payable</b>	2015		
<b>Financing:</b>	Proposed	<b>Exemptions</b>		<b>Possession</b>	NEG		
<b>Annual Taxes</b>	\$987.00	<b>Is Owner/Seller a Real Estate Licensee</b>	No				
<b>List Office</b>							

<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>	0
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## Ttl Concessions Paid Sold/Concession Remarks

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**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.

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.

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