

REAL ESTATE TERMS & CONDITIONS

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

DOWN PAYMENT: \$5000 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.

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.**

215 Lincoln Highway East, New Haven, IN

(Located just east of Hartzell Rd intersection & Speedway Gas Station)



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

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JUNE 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			8	9	10	11
5	6	7	14	15	16	17
12	13	14	21	22	23	24
19	20	21	28	29	30	
26	27					



**Major Real Estate & Personal Property
Income Property!**
Auction
New Haven, IN
(Former Location of Paw's Pugs & Kennels)

New Haven, IN 215 Lincoln Highway East
(Former Location of Paw's Pugs & Kennels)



Major Income Property!
**Real Estate &
Personal Property
Auction**

3:00pm - Personal Property
6:00pm - Real Estate

**3 Bedroom Home on Full Basement
4 Apartments • Commercial Building
with Fenced Bullpen • 1.36± Acres
Zoned I-1, Light Industrial
Furniture • Household
Lawn & Garden
Woodworking
& Shop Tools**



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne

TUESDAY, JUNE 28th

Auction

3:00pm - Personal Property • 6:00pm - Real Estate

REAL ESTATE:

This entire property has so much income producing potential for the live in homeowner or rent the home for additional income. The property is zoned I-1, Light Industrial.

3 BEDROOM HOME: The Indiana Limestone home features a large modern kitchen with large L shaped bar plus a spacious eat-in area. Kitchen is loaded with kitchen cupboard space and built-ins. The Dining and Living Room combo area is a spacious 15' wide by 30' long and features an Indiana Limestone fireplace. There is a full bath with double sink vanity on the main level. There are 3 bedrooms on the main level. The master has built-ins with shelves. The basement is a full finished basement with the main entertaining area with a bar with sink, plus a full kitchen area behind the bar. There is a second room for rec activities, or great kids room! There are additional rooms for storage also in the basement plus a full bath with tub/shower. There is an exterior entrance from the basement allowing for possible duplexing. At the top of the exterior entrance is an enclosed 4 season room measuring 14' x 15'. The front yard and drive has extensive shrubbery and rock landscaping. The home is gas hot water heat and has Central Air.

APARTMENTS: There are 3 finished apartments attached to the back of the home, plus an unfinished area could be 4th. Two apartments are single bedroom and one is a two bedroom.

There is a coin op laundry area available to the apartments. One of the apartments is an upper level with a balcony walk-out plus an interior entrance.

There are currently tenants in two of the apartments.

There is a 12' x 20' covered pavilion in the court yard area behind the home and next to the apartments.

COMMERCIAL BUILDING: This building has a 30' x 33' finished and heated garage with 2 newer overhead doors. There is water and a floor drain in this area. There is an additional room for wash area plus an exterior entrance to the back lot.

The next area is 15' x 16' with exterior access to back and front. It has a 1/2 bath plus a 12' x 13' kitchen.

The shop area is 25' x 30' is heated also with lots commercial possibilities. There is a large concrete and fenced kennel area off of the entire back of the building.

BULL PEN: The back bullpen is approximately 120' wide by 140' deep. It is completely fenced with chain link and barbed wire security fence. Great location for possible RV or other storage.

ANNUAL TAXES: \$2,957.84 with exemptions.

OPEN HOUSE PREVIEWS FOR REAL ESTATE:

Monday, June 6 • 5-7 pm & Sunday, June 12 • 2-4 pm

PERSONAL PROPERTY:

LAWN AND GARDEN-TOOLS: Toro SS 4200 zero turn mower, 42", 452cc • Yardman push mower with bagger, electric start • Wheel Horse 16 HP riding mower • Weedeater walk behind string trimmer • Toro 2450 snow blower • (2) Craftsman workbenches with drawers • large selection of hand tools • electric drain snake • propane salamander heater • 6' aluminum step ladder • floor jack • large selection of garden tools • live trap • 10" table saw • 10" radial arm saw • wood lathe • floor model drill press • floor model band saw • scroll saw • Senco framing nailers and staplers • Craftsman roofing air gun • Makita drills and saws • Dewalt saw saw • body working tools • air files and sanders • Stihl gas blower • Echo chain saw • several hydraulic jacks • set of 4 car rims, 16 x 7 • Bosch router and bits • large quantity hardwood lumber and milled trim • concrete tools • painting tools • COMPLETE WOODWORKING SHOP FULL OF SUPPLIES AND EQUIPMENT

CLOCK • FURNITURE: Howard Miller oak grandfather clock, model 610-650, excellent condition • Broyhill dining room suite with cane chairs and china hutch • oak king bed with hydraulic twin air mattresses • green recliner with heat and massage • black bonded leather power reclining sofa with lighted cup holders • living room suite • several sofas and side chairs • oak 3 piece table set • modern dinette with rolling chairs • oak library table desk • oak corner curio cabinet • white futon daybed • kneehole desk • 70's triple dresser • assorted tables, stands and dressers • cast aluminum outdoor café set • hand-made large cedar chest • set of 4 swivel vinyl and metal bar stools • desks and office chairs

ANTIQUES AND COLLECTIBLES: 50's porcelain clock • wood rocking chair • large wood wardrobe • collector plates • HO train set • primitives including bee fogger, corn planter, sod cutter, single tree and more • mahogany lamp table • wood shaft golf clubs in canvas bag

APPLIANCES: 2014 Frigidaire 21 cu ft. upright freezer • Frigidaire Affinity washer and gas dryer • almond Kenmore refrigerator with ice maker • Sharp carousel microwave • (2) white refrigerators

TELEVISION AND HOUSEHOLD: LG 60" plasma TV, 2013 • Pioneer speakers • Bissell Lift Off Deep Clean carpet machine • commercial mop buckets • hydraulic beauty chair • (25+) metal folding chairs • (4) 8' banquet tables • (10) folding poly 6' tables • SS gas grill • electric heater stove • fans and heaters • glass top patio table and 4 chairs • (2) park benches with cast ends • garden benches • assorted patio chairs • bedding and towels • complete kitchen of small appliances and kitchenware • large volume of decorator items including large selection of Pug dog items • (2) commercial floor dryers • assorted glassware and china

SELLER: Leroy and Vicki J. Winchester



**More Real Estate
Photos Online!**

AUCTION MANAGER: Jerry Ehle • 260-749-0445 • 866-340-0445
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**More Personal Property
Photos Online!**