



Home AUCTION

Tuesday, April 17 • 6:00 PM

11608 ROBERTS ROAD, HARLAN, IN
(Located just south off of St. Rd. 37 in Harlan)

- 2 Bedroom, 1 Bath
- Some Replacement Windows
- 1364 Sq. Ft. Ranch
- Large .34 acre Corner Lot
- Gas Forced Air / Central Air
- 2 Car Attached Garage & 2 Storage Sheds

This home is a great investment property or perfect starter home or for downsizing. Room to expand, but a really neat floor plan.

Seller: EDWIN & ROSA MILLER ESTATE

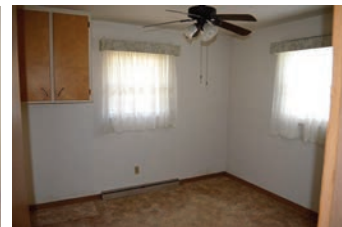
Open House:
SUNDAY, MARCH 25 • 2-4PM
Or call office for private showing!


AUCTIONEER:
JERRY EHLE



SCHRADER
REAL ESTATE & AUCTION

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



Property Type	RESIDENTIAL	Status	Active	Auction No	
MLS #	201810292	11608 Roberts Road	Harlan	IN 46743	Status Active LP \$92,100
	Area	Allen County	Parcel ID	02-04-33-102-012.000-062	Type Site-Built Home
	Sub	Delagrang Add	Cross Street	Mayhurst drive	Bedrms 2 F Baths 1 H Baths 0
	Location	City/Town/Suburb	Style	One Story	
	School District	EAC Elem	Woodlan	JrH Woodlan	SrH Woodlan
	Legal Description	Delagrang Add Lot 1			
	Directions	St. Rd. 37 to Roberts Road			

Remarks The price stated on this property is the assessed tax value (for MLS Purposes) This property is being sold at public Auction on April 17th at 6:00 p.m. on site. Great corner lot with plenty of trees, garden area, and grape vines. 2 BR, 1 BA on 1364 sq. ft., Large eat in kitchen with plenty of cabinets, FR w/freestanding woodburnin fireplace plus a large walk in closet, LR has a large picture window in the front of the home, both bedrooms has cedar lined closets and ceiling fans, Plenty of storage in this home, utl room with extra pantry storage, 2 car attached garage plus two attached storage areas. Property available for showing prior to auction Please use showing assist

Sec	Lot 1	Zoning	Lot Ac/SF/Dim	0.3431 / 14,945 94x159	Src N	Lot Des	Corner
Township	Springfield	Abv Gd Fin SqFt	1,364	Below Gd Fin SqFt 0	Ttl Belpw Gd SqFt 0	Ttl Fin SqFt 1,364	Year Built 1957
Age	61 NewNo	Date Complete	Ext Vinyl, Wood	Fndtn Crawl, Slab		# Rooms	5
Room Dimensions							
	DIM	L					
LR	18 x 15	M	Baths	Full	Half	Water	CITY
DR	x		B-Main	1	0	Sewer	City
FR	19 x 17	M	B-Upper	0	0	Fuel /	Gas, Forced Air
KT	18 x 15	M	B-Blw G	0	0	Heating	
BK	x					Cooling	Central Air
DN	x		Laundry Rm	Main	20 x 6	Water Soft-Owned	No
MB	11 x 11	M	AMENITIES	Ceiling Fan(s), Closet(s)	Cedar, Disposal, Eat-In	Alarm Sys-Sec	No
2B	11 x 11	M	Kitchen, Foyer Entry, Garage Door Opener, Landscaped,			Alarm Sys-Rent	No
3B	x		Natural Woodwork, Patio Covered, Porch Covered, Tub/Shower			Jet/Grdn Tub	No
4B	x		Garage	2.0 / Attached	/ 28 x 20 / 560.00	Pool	No
5B	x		Outbuilding	Shed	11 x 6	Pool Type	
RR	x		Outbuilding	Shed	18 x 6 108	Off Street Pk	
LF	x		Assn Dues	Not Applicable			
EX	x		Other Fees				
WtrType			Restrictions				
Water Features			Water Access	Wtr Name		SALE INCLUDES	Refrigerator, Cooktop-Electric, Oven-Built-In, Oven -Electric, Water Heater Electric
			Wtr Frtg	Channel Frtg			

Virtual Tours:

Auction No	Auction Reserve Price \$	Auction Date	4/17/2018	Auction Time	6:00 p.m.
Auctioneer Name	Jerry Ehle	Auctioneer License #	AU19300123		
Financing: Proposed	Cash, Conventional	Exemptions		Year Taxes Payable	2016
Annual Taxes	\$470.00	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	0
Ttl Concessions Paid	Sold/Concession Remarks				
Presented by: Jerry Ehle - Off: 260-749-0445	/ Schrader Real Estate & Auction - Offc.: 260-749-0445				
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REAL ESTATE AUCTION TERMS:

PROCEDURE: The property will be offered at public 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. 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 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 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.**