



7009 N. River Road, Fort Wayne, IN 46815

**AUCTION MANAGER:**

**Jared Sipe**

**260-750-1553**

#AC63001504 • #AU10700099

**CORPORATE HEADQUARTERS:**

950 N. Liberty Dr., Columbia City, IN 46725

**800-451-2709**



SEPTEMBER 2020						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
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27	28	29	<b>30</b>			

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# Real Estate AUCTION

## 3.5± acres & Brick Farmhouse

*Allen County, IN*

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**Wednesday,  
September 30<sup>th</sup>  
6:00 pm**

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# Real Estate AUCTION

Allen County, IN

Wednesday, September 30<sup>th</sup> @ 6:00 pm

LOCATION: 4532 SR 101, Monroeville, IN 46773 - Auction held On Site  
DIRECTIONS: Property lies just North of E. Paulding Rd. on the West side of SR 101.

## 3.5± acres & Brick Farmhouse

**Rare Opportunity to purchase 3.5± Acres and Brick Farmhouse in Rural Monroeville at Public Auction!**

- 2 story brick farmhouse
- Built in 1901 (per Allen County Assessor)
- Crawlspace foundation
- 1,701 sq. Ft. (per Allen County Assessor)
- 6 Rooms, 3 bedrooms, 1 full bathroom
- Kitchen: 14'x17'
- Living Room: 14'x14'
- Bedroom 1 main floor: 11'x13'
- Bedroom 2 upper: 14'x15'
- Bedroom 3 upper: 14'x18'
- Bedroom 4 upper: 13'x14'
- Newer propane forced air furnace
- Hardwood floors and natural woodwork
- Large 3.5± acre partially wooded lot including approximately 2± acres of tillable land
- Approximately 542' of road frontage along SR 101 and 281' deep
- 16'x32' brick building
- Metal Roof
- Gravel circle driveway
- Private well (pump approx. 2 years old), septic system & propane gas
- Zoned A1 agriculture
- 2019 pay 2020 taxes: \$1155.04 (no exemptions on file)
- East Allen County Schools: Heritage Elementary K-6 and Heritage Jr./Sr. High School 7-12
- Excellent rural location just North of Highway 30, easy access to Monroeville, Woodburn, New Haven, and Fort Wayne
- Home will need significant repairs and updates, excellent opportunity for the handyman. This property truly is a diamond in the rough and has great potential to be a one-of-a kind property.

**MORE PHOTOS ON WEBSITE**



**OPEN HOUSE DATES:**  
 Sunday, September 6th • 2-4pm  
 Monday, September 21st • 5-7pm  
 or call for a private showing!

Owner: Phillip and Margaret Coonrod  
 Auction Manager: Jared Sipe 260-750-1553

**TERMS AND CONDITIONS:**  
**PROCEDURE:** The property will be offered at oral auction.  
**DOWN PAYMENT:** \$2,500 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. The sale will be a cash transaction due to the condition of the improvements. No conventional, FHA, VA, or other lender financing will be accepted.  
**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. Preliminary title work has been ordered through Metropolitan Title and is available upon request.  
**DEED:** Seller shall provide a Warranty Deed.  
**CLOSING:** The balance of the purchase price

is due at closing. The closing shall take place on or before October 30, 2020. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.  
**POSSESSION:** Possession given the 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 an "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.**

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