

# Allen County, IN - NORTHEAST ALLEN HOUSE

## 3 BEDROOM RANCH ON 2.91 ACRES • 3 CAR DETACHED GARAGE



**AUCTION HELD ON SITE!**

6128 Schwartz Road (Located just north off of St. Joe Center Road)

**Tuesday, December 13 @ 6:00pm**

**2.91±  
acres**

**AUCTION  
REAL ESTATE**

### HOME FEATURES

- Location, Location, Location
- 3 Bedrooms and 1 Bath
- Geo Thermo Heat with Central Air
- Kitchen with plenty of cabinets
- Spacious Living Room
- Dining Room
- Refrigerator • Range • Dishwasher
- 2.91 acres with large garden area
- Garden Shed
- Woodlan School District
- Future Commercial Potential

*The home is on well and septic. The home is located within the floodplain. The home has Geothermal Heat with Central Air. Water Softener owned.*



**OPEN HOUSE DATE:**  
SUNDAY,  
DECEMBER 4 • 2-4pm  
Or Call Office to Set Up  
A Private Showing  
260-749-0445

**SELLER: Elmer P. Buhr Estate**  
**AUCTIONEER: JERRY EHLE**



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



# Residential Client Full Detail Report

Listings as of 11/11/2022

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Property Type RESIDENTIAL Status Partial Listing Auction Yes

MLS #	Temp-474474	6128 Schwartz Road	Fort Wayne	IN 46835	Status	Partial Listing	LP
Area	Allen County	Parcel ID	020918351001000054		Type	Site-Built Home	
Sub	None	Cross Street	St. Joe Center		Bedrms	3	F Baths 1 H Baths 0
Location	City/Town/Suburb	Style	One Story		School District	EAC Elem	Woodlan JrH Woodlan SrH Woodlan
Legal Description	Sec 18 2.91 Acres						
Directions	St. Joe Center to Schwartz 1st house on the east side of the road						
Inside City Limits	City Zoning	County Zoning	Zoning Description				

**Remarks** Auction Dec. 13th 6:00 p.m. 3 Bedroom, 1 Bath Ranch sitting on 2.91 acres. 3 Car Detached garage with 2 openers, nice size out building with overhead door and covered patio, garden shed and plenty of garden areas. Woodlan Schools, Well and septic. Backs ups to a tree lined ditch and plenty of other trees and some fruit trees. Geo Thermo heat with CA closed loop. The kitchen has plenty of cabinets, Range, Refrigerator, Dishwasher very good size. Utl room has several closets plus washer and dryer and water softener. 200 amp service.

Sec	Lot	Lot Ac/SF/Dim	2.9100 / 0x0	Src N	Lot Des	Irregular	
Township	Milan	Abv Gd Fin SqFt	1,440	Below Gd Fin SqFt	0	Ttl Fin SqFt 1,440	
Age	67 New No	Date Complete	Ext Vinyl	Fndtn	Crawl	# Rooms 7	
Room Dimensions	Inside City Limits	City Zoning	County	Zoning Description			
DIM	L	Baths	Full	Half	Water	WELL	
LR	22 x 11	M	B-Main	1	0	Sewer	Septic
DR	12 x 12	M	B-Upper	0	0	Fuel /	Geothermal
FR	x	M	B-Blw G	0	0	Heating	
KT	14 x 11	M	Laundry Rm	Main	23 x 12	Central Air	
BK	x		AMENITIES	Ceiling-Tray, Countertops-Laminate, Dryer Hook			
DN	x		Up Electric, Garage Door Opener, Landscaped, Natural	Woodwork, Range/Oven Hook Up Elec, Utility Sink, Tub/Shower			
MB	12 x 13	M	Garage	3.0	/ Detached	/ 36 x 24 /	
2B	12 x 9	M	Outbuilding	Outbuilding 8 x 10			
3B	11 x 10	M	Outbuilding	Shed 12 x 6			
4B	x		Assn Dues	Not Applicable			
5B	x		Other Fees				
RR	x		Restrictions				
LF	x		Water Access	Wtr Name	Channel Frtg	Lake Type	
EX	x		Water Features	Wtr Frtg			

### Virtual Tours:

Auction	Yes	Auction Reserve Price \$	Auction Date	12/13/2022	Auction Time	6:00 p.m.
Auctioneer Name	Jerry Ehle		Auctioneer License #	AU19300123		
Financing: Proposed	Cash, Conventional		Exemptions	Geothermal, Homestead, Over		Year Taxes Payable 2023
Annual Taxes	\$240.66	Is Owner/Seller a Real Estate Licensee	No	Possession	NEG	
List Office	Schrader Real Estate & Auction - Off: 260-749-0445					
Pending Date	Closing Date	Selling Price	How Sold	CDOM		
Ttl Concessions Paid	Sold/Concession Remarks					
BBC	2%					

Presented by: Jerry Ehle - Off: 260-749-0445 / Schrader Real Estate & Auction - Off: 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. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** \$5,000 down payment on the day of auction. The down payment may be made in the form of 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are 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 Warranty Deed(s).

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before JANUARY 13, 2023.

**POSSESSION:** Possession is at day of closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All property acreages, dimensions, and proposed

boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC, 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 expressed 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 conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and 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.**