

Online Only Personal Property AUCTION

Lots Begin Closing:
Sunday, April 23 • 6pm

Auctioneer's Note: Please visit www.SchraderFortWayne.com to access the Schrader online bidding link to register & view photos, detailed descriptions of every lot, & terms & conditions.



PREVIEW: Thur, Apr. 20 • 4-6pm



LOADOUT: Tue, Apr. 25 • Noon-6pm



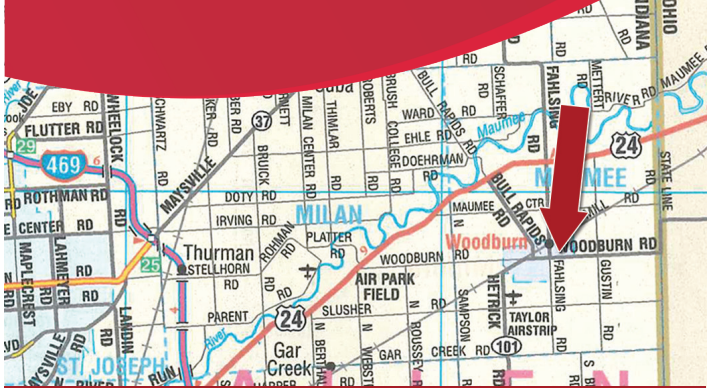
• 2000 Pontiac Montana Mini Van 179,849 miles • Stevens .22 Short/long Repeater Rifle • Marlin 12 ga. pump shotgun • Military Munitions box 75 Cal Box • Crossman .22 38 Pellet gun Revolver • Oliver tractor matchbooks, Harlan IN • Flat of advertising matchbooks, Ft Wayne • Woodburn John Deere advertising yard stick & level • Assorted Local Advertising Pieces • Woodburn & Hoagland Advertising pieces • Woodburn Bohren Grain advertising ashtray • Bullerman Dairy Caps & bottle openers • Phillips 66 Ft Wayne Thermometer* Ft Wayne collectibles: Old Crown beer, bank, plate • Grand Macnish Scotch Whiskey Sign • 3 Ezra Brooks Car Decanters • 4 gallon crock water cooler • MCM stoneware coffee pot / mini bowls • MCM metal hi-fi/record cart on wheels • Antique & modern furniture • Pyrex pieces • Green metal American Family Scale • Zenith short wave table radio • ACDelco Am/Fm light Radio • Amana Top Load Washer • Frigidaire 2008 Electric Dryer • Frigidaire refrigerator • Kenmore electric range • Antiques • Collectibles • House hold & kitchenware

SELLER: Darlene C Doehrman | **AUCTION MANAGER:** Jared Sipe • 260.750.1553
#AC63001504, #AU10700099



Live Onsite Real Estate

AUCTION



LOCATION (REAL ESTATE AUCTION HELD ONSITE): 22930 Park Ln, Woodburn, IN

Woodburn, Indiana:
Tuesday, May 2 • 6pm



REAL ESTATE OPEN HOUSE:
Sun, Apr. 23 • 2-4pm

HOME FEATURES

- Living Room & Kitchen On Main Floor
- Eat-In Area Off Of The Kitchen
- Large Recreation Room & Full Bath On Lower Level
- 3 Bedrooms & Full Bath On Upper Level
- Very Large 3 1/2 Car Garages
- Beautiful Back Yard Back Up To Seniors Park
- Updated Vinyl Windows Throughout
- Short Distance To Woodburn Park & Ball Diamonds
- 2 Minutes To I-469 Interchange



260.749.0445 • 866.340.0445
www.SchraderFortWayne.com


SELLER: Darlene C Doehrman
AUCTION MANAGER: Jerry Ehle • 260.410.1996 #AC63001504, #AU19300123

Residential Agent Full Detail Report

Listings as of 04/07/2023

Page 1 of 1

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS #	202310248	22930 Park Lane	Woodburn	IN 46797	LP \$0
	Area	Allen County	Parcel ID	02-10-21-352-011.000-053	Type Site-Built Home
	Sub	Rural	Cross Street	Bedrms 3	F Baths 2
	Township	Maumee	Style	Tri-Level	REO No
	School District	EAC	Elem	Woodlan	JrH Woodlan
	Legal Description	Parkview amd ex W37 FT lot 8 and all lot 9 sec A			
Directions		St. Rd. 101 to Park lane			
Inside City Limits		City Zoni...	County Zoning	Zoning Description	

Remarks Auction is May 2nd at 6:00 • LIVING ROOM AND KITCHEN ON MAIN FLOOR • EAT-IN AREA OFF OF THE KITCHEN • LARGE RECREATION ROOM AND FULL BATH ON LOWER LEVEL • 3 BEDROOMS AND FULL BATH ON UPPER LEVEL • VERY LARGE 3 ½ CAR GARAGES • BEAUTIFUL BACK YARD BACK UP TO SENIORS PARK • UPDATED VINYL WINDOWS THROUGHOUT • SHORT DISTANCE TO WOODBURN PARK AND BALL DIAMONDS • 2 MINUTES TO I-469 INTERCHANGE

Agent Remarks AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN Email kbreaalestate01@aol.com THE REGISTRATION FORMS ARE IN THE ASSOCIATED DOC SECTION ALL REGISTRATION FORMS MUST BE BACK TO KIM THE DAY PRIOR TO THE AUCTION.

Sec	Lot	Lot Ac/SF/Dim	0.3600	/ 15,682	/ 109x145	Lot Desc	Level
Above Gd Fin	SqFt 960	Above Gd Unfin	SqFt 0	Below Gd Fin	SqFt 456	Ttl Below Gd	SqFt 528
Age 60	New Const	No	Date Complete	Ext Aluminum, Block	Bsmst Partial Basement	Ttl Fin SqFt 1,416	Year Built 1963
Room Dimensions		Baths	Full	Half	Water	CITY	
RM DIM	LVL	B-Main	0	0	Sewer	City	
LR 13 x 18	M	B-Upper	1	0	Fuel /	Electric, Ceiling	
DR x		B-Blw G	1	0	Heating		
FR 23 x 13	L				Cooling	None	
KT 9 x 9	M	Laundry Rm	Lower	9 x 8			
BK 7 x 9	M	AMENITIES	Garage Door Opener, Porch Covered, Kitchenette, Tub/Shower Combination				
DN x							
MB 13 x 10	U						
2B 10 x 11	U						
3B 9 x 9	U	Garage	3.0	/ Attached	/ 40 x 22	/ 880.00	
4B x		Outbuilding 1	None		x		
5B x		Outbuilding 2			x		
RR x		Assn Dues		Frequency	Not Applicable		
LF x		Other Fees					
EX x		Restrictions					

Water Access

Wtr Name

Water Frontage

Channel Frontage

Water Features

Water Type

Lake Type

Auctioneer Name Jerry Ehle

Lic # AU19300123

Auction Date 5/2/2023

Time 6:00

Location on site

Financing: Existing Clear

Proposed Cash, Conventional, FHA

Excluded Party None

Annual Taxes \$1,262.32

Exemptions Homestead

Year Taxes Payable 2023

Assessed Value

Possession DOC

List Office Schrader Real Estate & Auction - Off: 260-749-0445

List Agent Jerry Ehle - Off: 260-749-0445

Agent E-mail jwehle1@aol.com

List Agent - User Code UP388010700

List Team

Co-List Office

Co-List Agent

Showing Instr

List Date 4/7/2023

Start Showing Date

Exp Date 6/16/2023

Owner/Seller a Real Estate Licensee No

Agent/Owner Related No

Contract Type Exclusive Right to Sell

Buyer Broker Co... 2%

Variable Rate No

Special List Cond. None

Virtual Tours:

Lockbox Type Electronic Sentril...

Lockbox Location front door

Type of Sale

Pending Date

Closing Date

Selling Price

How Sold

Ttl Concessions Paid

Sold/Concession Remarks

Conc Paid By

Sell Office

Sell Agent

Co-Sell Off

Co-Sell Agent

Sell Team

Presented by:

Jerry Ehle / Schrader Real Estate & Auction

Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.

REAL ESTATE TERMS & 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: \$2500 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, & 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 Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide a title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approx. 30 days after the auction, on or before June 2, 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 & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approx. & 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 & 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 & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation,

either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approx.. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**