



# Auction

**TUESDAY, NOVEMBER 15 • 6:00 PM**

## Prestigious Woodburn Home

*Spacious 2800+ Square Foot, 4 Bedroom 2½ Bath Home on .6 acre lot!*

*Absolutely immaculate condition!*

**4908 BULL RAPIDS ROAD**

(Located on the north edge of town)

### HOME FEATURES:

- Very Spacious Rooms throughout home with 2 ½ Baths
- Large Kitchen with Breakfast Nook and lots of Grabbill Cabinets
- Huge Master Suite – 24 x 14 with Double Closets, & Master Bath
- Family Room with Fireplace plus adjoining Enclosed Porch
- Great Living Room with Bookshelves, Cabinets, & Bay Window
- Formal Dining Room with Hardwood Floors
- 3 Gorgeous Bedrooms with Hardwood Floors and Double Closets
- Large Full Basement, Partially Finished w/Fireplace
- Gas Hot Water Heat – Newer Boiler
- Abundance of Closets and Storage Space
- 2 Car Garage with Attic
- Large Pentagon shape lot with Trees, Garden Area

**OPEN HOUSE TO PREVIEW: SUNDAY, OCTOBER 30, 2-4PM**

**WEDNESDAY, NOVEMBER 2, 5-7PM**

**SELLER: DR. WALTER & DARLENE LEUENBERGER**

Auctioneer: Jerry Ehle



**SCHRADER**  
REAL ESTATE AND AUCTION

*of Fort Wayne, LLC*

**260-749-0445**

**866-340-0445**

[www.schraderfortwayne.com](http://www.schraderfortwayne.com)



# Residential Client Full Detail Report

Listings as of 10/25/2011 at 2:27PM

Page 1

|                                                                                  |                                                      |                                      |                                                      |
|----------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------|------------------------------------------------------|
| <b>ML#:</b> 201111654                                                            | 4908 Bull Rapids Rd Woodburn, IN 46797               | <b>Status:</b> Active                | <b>LP:</b> \$0(Auc)                                  |
|  | <b>County:</b> Allen                                 | <b>Parcel ID:</b> 021020404007000053 | <b>Type:</b> Site-Built Home                         |
|                                                                                  | <b>Sub:</b> Kellers 1st                              | <b>Cross Street:</b> Ash Street      | <b>Area:</b> AL05                                    |
|                                                                                  | <b>Location:</b> City/Town/Suburb                    | <b>Style:</b> Two Story              | <b>Bedrms:</b> 4 <b>F Baths:</b> 2 <b>H Baths:</b> 1 |
|                                                                                  | <b>School District:</b> East Allen County            | <b>Elem:</b> Woodburn                | <b>JrH:</b> Woodlan <b>SrH:</b> Woodlan              |
|                                                                                  | <b>Legal Desc:</b> Kellers 1st Lot 13                |                                      |                                                      |
|                                                                                  | <b>Directions:</b> 4908 Bull Rapids Road in Woodburn |                                      |                                                      |

**Remarks:** Auction date is November 15th 6:00 p.m. on site. Very spacious rooms throughout this home, 4 BR, 2 1/2 BA, full basement, 2 fireplaces, Large kitchen with nook area plenty of Grabill Cabinets, LR, FR. Abundance of closets and storage, 2 car attached garage. Large penagon shape lot with trees and garden area. Replacement windows, newer gas hot water heat boiler. Enclosed screened porch with a large patio.

|                         |                          |                                   |                                 |                                  |                                     |                              |
|-------------------------|--------------------------|-----------------------------------|---------------------------------|----------------------------------|-------------------------------------|------------------------------|
| <b>Sec:</b> 0           | <b>Lot:</b> 13           | <b>Zoning:</b> R1 One Family Res. | <b>Lot Sz:</b> 0.600            | <b>Src:</b> (Assessor)           | <b>Lot Dim:</b> 181x179x131x181x179 | <b>Lot Des:</b> Corner,Level |
| <b>Township:</b> Maumee | <b>Abv Gd SqFt:</b> 2816 | <b>Below Gd SqFt:</b> 1223        | <b>Below Gd Fin SqFt:</b>       | <b>Arch Style:</b>               | <b>Yr Blt:</b> 1967                 | <b>Rooms:</b> 10             |
| <b>Age:</b> 44          | <b>New:</b> Not New      | <b>Date Complete:</b>             | <b>Exterior:</b> Aluminum,Brick | <b>Foundation:</b> Full Basement |                                     |                              |

| Room Dimensions |   |   |    |    | Baths:          | Full                      | Half | Water:     | City             | Refrigerator:  | Yes                   | Basement:     | Yes |
|-----------------|---|---|----|----|-----------------|---------------------------|------|------------|------------------|----------------|-----------------------|---------------|-----|
| DIM             | L | F | WT | FP | B-Main          | 1                         |      | Sewer:     | City             | Range/Oven:    | Yes, Gas Hook Up      | Fireplace:    | Yes |
| LR: 25x14       | M | C | Y  | N  | B-Upper         | 2                         |      | Fuel:      | Gas              | Microwave:     | No                    | Guest Suite:  | No  |
| DR: 13x12       | M | H | Y  |    | B-Lower         |                           |      | Heating:   | Hot Water        | Dishwasher:    | Yes                   | Split FlrPln: | No  |
| FR: 20x12       | M | V | Y  | Y  | B-Bsmt          |                           |      | Cooling:   | Attic Fan,Window | Disposal:      | No                    | Ceiling Fan:  | No  |
| KT: 13x12       | M | V | Y  |    | Laundry Area:   | Utility Room 12x6         |      |            |                  | Washer:        | Yes                   | Skylight:     | No  |
| BK: 11x10       | M | V | Y  |    | Porch:          | Enclosed 12x11            |      |            |                  | Dryer:         | Yes, Electric Hook Up | Foyer Entr:   | Yes |
| DN: 0x0         | N | N | N  |    | Patio:          | Yes 12x11                 |      |            |                  | Water Htr:     | Gas                   | Nat. Woodwk:  | Yes |
| MB: 24x14       | U | H | Y  |    | Deck:           | No 0x0                    |      |            |                  | Water Soft:    | Yes                   | Handicap:     | No  |
| 2B: 15x14       | U | H | Y  |    | Garage:         | 2, Attached, 24x22, 528sf |      |            |                  | Security Sys:  | No                    | Gas Grill:    | No  |
| 3B: 15x14       | U | H | Y  |    | Outbuilding:    | None 0x0                  |      |            |                  | Master Bath:   | Full                  | Hot Tub:      | No  |
| 4B: 15x10       | U | H | Y  |    | Outbuilding:    |                           |      |            |                  | Jet/Grdn Tub:  | None                  | Fenced Yard:  | No  |
| 5B: 0x0         | N | N | N  |    | Assn Dues:      | None                      |      |            |                  | Pool:          | No                    | Utility Shed: | No  |
| RR: 12x12       | L | O | N  | Y  | Other Req Fees: |                           |      |            |                  | Pool Type:     | None                  | Golf Course:  | No  |
| LF: 0x0         | N | N | N  |    | Restrictions:   |                           |      |            |                  | Waterfront:    | None                  | Public Walks: | No  |
| EX: 0x0         | N | N | N  |    | Lake Name:      |                           |      | Lake Type: |                  | Streets:       | Paved                 | Garage:       | Yes |
|                 |   |   |    |    |                 |                           |      |            |                  | Off Street Pk: | Yes                   | GD Opener:    | Yes |
|                 |   |   |    |    |                 |                           |      |            |                  | Driveway:      | Concrete              |               |     |

|                              |                                                    |                        |                                |
|------------------------------|----------------------------------------------------|------------------------|--------------------------------|
| <b>Financing:</b>            | <b>Proposed:</b> Cash,Conventional                 | <b>Exemption:</b>      | <b>Year taxes are payable:</b> |
| <b>Annual Taxes:</b> 3380.00 | <b>Is Owner/Seller a Real Estate Licensee?:</b> No | <b>Possession:</b> NEG |                                |

Presented By: Jerry Ehle / Schrader Real Estate and Auction of Fort Wayne

Office:260-749-0445 x104 Cellular:260-410-1996

Information is deemed reliable but not guaranteed.

MLS content is Copyright © 2011 Upstate Alliance of REALTORS® Multiple Listing Service, Inc.

Copyright © 2011 Rapattoni Corporation. All rights reserved.

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

## REAL ESTATE AUCTION TERMS & 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 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 shall be on day of 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.**