



OPEN HOUSE:
Sunday March 18 • 2-4PM

1539 Werling Rd. New Haven, IN 46774

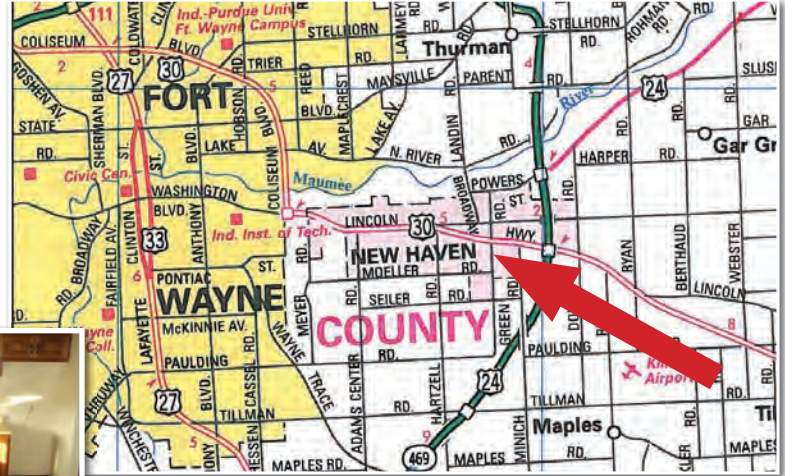
REAL ESTATE AUCTION

MONDAY MARCH 26 • 6PM

DIRECTIONS: 930 to Werling Rd., turn South or Moeller Rd. to Werling Rd., turn North.

PROPERTY DETAILS:

- Ranch home on a partial basement
- 1376 Sq. Ft. • 914 below grade Sq. Ft.
- 3 bedrooms • 1.5 bathrooms
- GFA heat • Central Air
- Anderson windows
- Enclosed front porch
- Gravel drive w/ extra parking
- 2 car attached garage • 8x12 utility shed
- Built 1951
- Double wooded lot totaling .92 acres
- City water & sewer
- EAC school district
- Annual taxes: \$1,048 w/ exemptions



OWNER: Cheryl A. Mackin Estate

AUCTIONEER: Jared Sipe 260-750-1553



REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2500 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 Representatives 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.**

Resi-Single Family Client Full Detail Report

Listings as of 02/22/2012

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Property Type RESI-SINGLE FAMILY

Status Active

Auctions Yes

MLS # 201201940	1539 Werling Rd	New Haven	IN 46774	Status Active	LP \$0
	County Allen	Parcel ID 021313103003000041	Type Site-Built Home	Area AL08	
	Sub Moellering	Cross Street	Bedrms 3	F Baths 1	H Baths 1
	Location City/Town/Suburb	Style Ranch			
	School District East Allen County	Elem Highland Terrace	JrH New Haven	SrH New Haven	
	Legal Description Moellers Suburban Lot 5 and 6				
	Directions 930 to Werling Rd. South on Werling to 1530. Between the two Arrow Haven entrances				

Remarks

This home will be offered at oral public auction Monday March 26 @ 6pm. Open house date Sunday March 18 from 2-4pm or call Schrader of Fort Wayne to setup a private viewing before the auction. This is an estate sale and the property will be offered in a "AS-IS WHERE-IS" condition. Ranch home on a partial basement, 3 bedrooms, 1.5 baths, 2 car attached garage, home is clean and just needs some minor cosmetic updating, large .92 acre double wooded lot. Close to all New Haven amenities!

Sec 0	Lot 5	Zoning R1 One Family R	Lot Sz 40162	Scr A	Lot Dim 146x275	Lot Des Level
Township Adams		Ttl Fin SqFt 1376	Abv Fin SqFt 1376	Blw Fin SqFt 0	Ttl Blw SqFt 914	Year Built 1951
Age 61	New Not New	Date Complete	Ext Aluminum	Fndtn Basement	Partial Basement	# Rooms 7
Room Dimensions	Baths	Full	Half	Water CITY	Disposal No	Basement Partial Basement
DIM	L	B-Main	1	Sewer CITY	Range/Oven Electric Hookup	Fireplace No
LR 20x12	M	B-Upper	0	Fuel Gas	Water Htr Electric	Guest Suite No
DR 12x8	M	B-Lower	0	Heating Forced Air	Water Soft No	Split Flrpln No
FR 17x12	M	B-Bsmt	0	Cooling Central Air	Security Sys No	Ceiling Fan Yes
KT 9x8	M	Laundry Area	Basement	6x6	Master Bath None	Skylight No
BK 0x0	N	Porch	Enclosed	15x7	Jet/Grdn Tub None	Handicap No
DN 0x0	N	Patio	Yes	8x8	Pool No	Built-In Grill No
MB 15x11	M	Deck	No	0x0	Pool Type None	Fenced Yard No
2B 11x11	M	Garage	2	, Attached , 22x21 , 462.00	Lake Frontge	Golf Course No
3B 11x9	M	Outbuilding	Shed	12x8	Streets Paved	Public Walks No
4B 0x0	N	Outbuilding		0x0	Off Street Pk No	Garage Y/N Yes
5B 0x0	N	Assn Dues	0.00	None	Driveway Gravel	GD Opener No
RR 0x0	N	Other Req Fees	0.00		SALE INCLUDES Range	
LF 0x0	N	Restrictions				
EX 0x0	N	Lake Name				
		Lake Type				

Virtual Tours:

Pasture Acres 0.00 # Tillable Acres 0.00 # Timber Acres 0.00

Auction Yes Auctioneer Name Jared Sipe

Auctioneer License # AU10700099

Financing: Proposed Cash, Conventional

Exemption Homestead, Over 65

Year Taxes Payable

Annual Taxes 1048.00

Is Owner/Seller a Real Estate Licensee? No

Possession At Closing

Listing Office: [Schrader Real Estate & Auction](#)

Presented by:

Jared S Sipe / Schrader Real Estate & Auction - Offc.: (260) 749-0445
Information is deemed reliable but not guaranteed.

