



Auction

Monday, June 25 • 6 pm

2381 N. STATE ROAD 109
COLUMBIA CITY

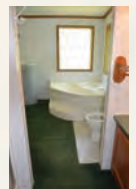
Located just 3 miles north of Columbia City

HOME FEATURES:

- Modern 1620 Square Foot Modular Home
- 4 Bedroom, 2 Baths Including Master Suite
- Large Living Room & Family Room with Fireplace
- Open Kitchen-Dining Area with Lots of Cupboards
- 2+ Car Detached Garage with Screened Porch
- Private Park Like Backyard Setting
- Forced Air Furnace and Central Air
- Includes, Refrigerator, Dishwasher, Range, Washer, and Dryer
- Annual Taxes less than \$500 annual w/ exemptions

SELLER: SUE JARVIS

**OPEN HOUSE
TO PREVIEW:
Sunday, June 10
from 2 - 4pm, or call
office for private
showing...
866-340-0445**



Auctioneer: Jerry Ehle



260-749-0445 • 866-340-0445 • www.schraderfortwayne.com

Resi-Single Family Client Full Detail Report

Listings as of 05/29/2012

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| | | |
|---|-------------------------------------|--------------------------|
| Property Type RESI-SINGLE FAMILY | Status Active | Auction Yes |
| MLS # 201205835 | 2381 N St. Rd 109 | Columbia City IN 46725 |
| County Whitley | Parcel ID 9206-32-28-308-002 | Status Active |
| Sub Metes & Bounds | Cross Street | LP \$0 |
| Location Rural | Style Ranch | Type Manufactured |
| School District Columbia City - WhitElem | Northern Heights | Area WH01 |
| Legal Description Lot 2 2 A Tamdan Addition | JrH Indian Springs | Bedrms 4 |
| Directions North on St. Rd. 109 from Hwy 30 in Col City. | SrH Columbia City | F Baths 2 |
| | | H Baths 0 |



Remarks

Auction June 25 at 6:00 p.m. on site. Wooded setting with 2 acres, 2 car detached garage with a screened porch off the of the side of it. This home has 4 BR, 2 BA, FR with wood burning FP, nice size kitchen, LR, MST BR has it own Mst Bath with a garden tub, shower, single sink.

| | | | | | |
|-----------------------------|--------------------------|---------------------------------------|---|-----------------------|--|
| Sec0 | Lot 2 | Zoning R1 One Family Residence | Lot Ac/SF/Dim 2.0000 / 87300 / 0x0 | Src A | Lot Des Partially Wooded |
| Township Thorn Creek | Ttl Fin SqFt 1620 | Abv Fin SqFt 1620 | Blw Fin SqFt0 | Ttl Blw SqFt 0 | Year Built 2001 |
| Age 11 | New Not New | Date Complete | Ext Vinyl | Fndtn Crawl | # Rooms 9 |
| Room Dimensions | Baths | Full | Half | Water WELL | Range/Oven Gas Hookup |
| DIM | L | B-Main | 2 | 0 | Sewer SEPT |
| LR 18 x 12 | M | B-Upper | 0 | 0 | Fuel Gas, Propane |
| DR 12 x 9 | M | B-Lower | 0 | 0 | Heating Forced Air |
| FR 12 x 14 | M | B-Bsmt | 0 | 0 | Cooling Central Air |
| KT 12 x 11 | M | Laundry Area | Utility Room | 5 x 9 | Water Htr Gas |
| BK 0 x 0 | N | Porch | Open | 3 x 3 | Water Soft Yes |
| DN 0 x 0 | N | Patio | No | x | Security Sys No |
| MB 12 x 15 | M | Deck | No | x | Master Bath Full |
| 2B 10 x 9 | M | Garage | 2 | , Detached , | Jet/Grdn Tub Garden |
| 3B 10 x 10 | M | Outbuilding | None | x | Pool No |
| 4B 10 x 10 | M | Outbuilding | | x | Pool Type |
| 5B x | | Assn Dues | None | | Streets Paved |
| RR 0 x 0 | N | Other Req Fees | | | Off Street Pk Yes |
| LF 0 x 0 | N | Restrictions | | | Driveway Gravel |
| EX 0 x 0 | N | Water Access | NONE | Lake Name | SALE INCLUDES Dishwasher, Dryer, Range, Refrigerator, Washer, Window Treatments |
| Lake Type | | Lake Frtg | | Channel Frtg | FIREPLACE Family Rm |

Virtual Tours:

| | | |
|---|---|--|
| # Pasture Acres | # Tillable Acres | # Timber Acres |
| Auction Yes | Auctioneer Name Jerry W Ehle | Auctioneer License # AU19300123 |
| Financing: Proposed | Cash, Conventional | Exemption Homestead, Over 65 |
| Annual Taxes 490.20 | Is Owner/Seller a Real Estate Licensee? No | Year Taxes Payable |
| Listing Office: Schrader Real Estate & Auction | | Possession neg |

Presented by: Jerry Ehle / Schrader Real Estate & Auction - Offc.: (260) 749-0445
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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.
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 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. The cost of the new survey shall be split 50/50 between Buyer and Seller.

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