

**OPEN HOUSE
TO PREVIEW THE PROPERTY:
MONDAY, JULY 16, 6-8PM,
or call office for private showing!!**

Fairfield Area Home

3 BEDROOMS • 2 BATHS • CENTRAL AIR

AUCTION

THURSDAY, AUGUST 2 • 6:00PM

406 SOUTHFAIR COURT

(East off of Fairfield, just south of Paulding Road)

FEATURES:

- Clean, Very Well Kept Home
- Large Living Room with Fireplace
- Nice Kitchen with lots of cupboards
- 3 Spacious Bedrooms
- 2 Full Baths
- Dining Room & Extra Den
- Attached garage with Attic
- Fenced Yard with Storage Shed
- Annual Taxes: \$650



Terms: Only \$1500 down on day of sale, balance at closing!
Realtor Participation Welcome, 2% BAC.

SELLER: JOAN MARIE HORSTMAN

Auctioneer: Jerry Ehle



SCHRADER
REAL ESTATE & AUCTION

of Fort Wayne, LLC

260-749-0445

866-340-0445

www.schraderfortwayne.com



Resi-Single Family Client Full Detail Report

Listings as of 07/11/2012

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Property Type RESI-SINGLE FAMILY Status Active Auction Yes

MLS #	201207327	406 Southfair	Fort Wayne	IN 46807	Status	Active	LP	\$0
County	Allen	Parcel ID	021226256012000074		Type	Site-Built Home	Area	AL07
Sub	Lincolnshire	Cross Street	Fairfield		Bedrms	3	F Baths	2
Location	City/Town/Suburb	Style	Ranch		JrH	Miami	SrH	South Side
School District	Fort Wayne	Elem	Harrison Hill					
Legal Description	Lincolnshire Sec B lot 109							
Directions	Fairfield to Southfair court							



Remarks

Auction Date is August 2nd at 6:00 p.m. on site. Nice 3 BR, 2 full BA, Ranch with a large LR with FP, fenced back yard with a hip roof shed. DR, FR, 1 car attached garage. Newer Gas FA and CA. Vyl siding. Plenty of storage.

Sec B	Lot 109	Zoning	R1 One Family Residence	Lot Ac/SF/Dim	0.1800 / 7857 / 80x100	Src A	Lot Des	Level			
Township	Wayne	Ttl Fin SqFt	1536	Abv Fin SqFt	1536	Blw Fin SqFt	0	Ttl Blw SqFt	0	Year Built	1960
Age	52	New	Not New	Date Complete	Ext	Vinyl	Fndtn	Slab	# Rooms	7	
Room	Dimensions	Baths	Full	Half	Water	CITY	Range/Oven	Electric Hookup	Fireplace	Yes	
	DIM	L	B-Main	2	0	Sewer	Dryer Hookup	Electric Hookup	Guest Suite	No	
LR	20x14	M	B-Upper	0	0	Fuel	Disposal	No	Split Flrpln	No	
DR	12x14	M	B-Lower	0	0	Heating	Water Htr	Gas	Ceiling Fan	No	
FR	15x12	M	B-Bsmt	0	0	Cooling	Water Soft	No	Skylight	No	
KT	12x10	M	Laundry Area	Utility Room	7x5		Security Sys	No	Handicap	No	
BK	0x0	N	Porch	Covered	24x4		Master Bath	None	Built-In Grill	No	
DN	0x0	N	Patio	No	x		Jet/Grdn Tub	None	Fenced Yard	Yes	
MB	13x12	M	Deck	No	x		Pool	No	Golf Course	No	
2B	13x10	M	Garage	1	, Attached	, 20x12	Pool Type		Public Walks	No	
3B	10x10	M	Outbuilding	Shed	10x7	, 240.00	Streets	Paved	Garage Y/N	Yes	
4B	x		Outbuilding		x		Off Street Pk	No	GD Opener	Yes	
5B	x		Assn Dues	10.00	Annually		Driveway	Concrete			
RR	0x0	N	Other Req Fees				SALE INCLUDES	Range, Window Treatments			
LF	0x0	N	Restrictions				FIREPLACE	Living/Great Rm			
EX	0x0	N	Water Access	NONE	Lake Name						
Lake Type		Lake Frtg		Channel Frtg							

Virtual Tours:

# Pasture Acres	# Tillable Acres	# Timber Acres			
Auction	Yes	Auctioneer Name	Jerry Ehle	Auctioneer License #	au19300123
Financing:	Proposed	Cash, Conventional	Exemption	Homestead, Mortgage	Year Taxes Payable
Annual Taxes	647.56	Is Owner/Seller a Real Estate Licensee?	No	Possession	neg
Listing Office: Schrader Real Estate & Auction					

Pending Date	Closing Date	Selling Price	Financing
Total Concessions Paid	Sold/Concession Remarks		

Presented by: Jerry Ehle / Schrader Real Estate & Auction - Offc.: (260) 749-0445

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REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$1500 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 only if necessary for Title Insurance. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

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

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ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.