

New Haven, Indiana

REAL ESTATE AUCTION

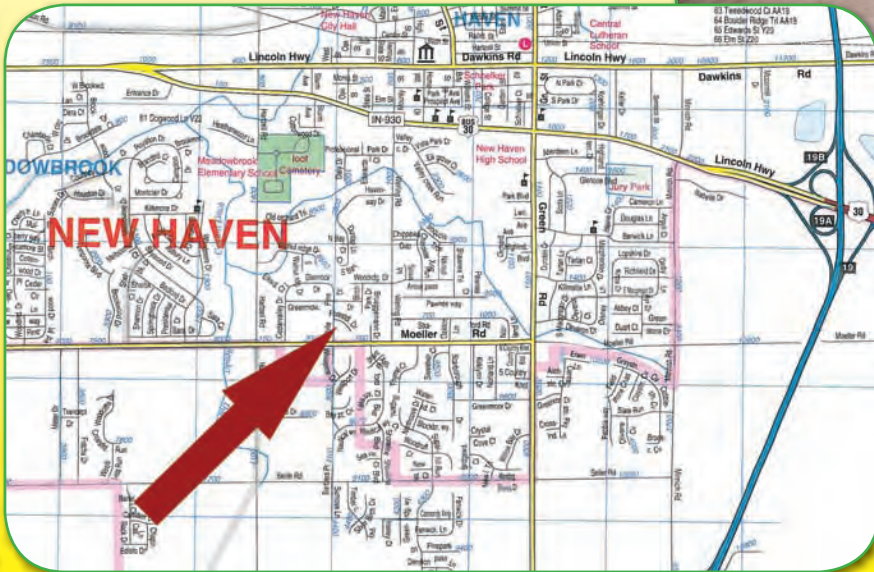
3 BEDROOM RANCH IN WOODRIDGE ESTATES
MONDAY, MARCH 4 @ 6PM

3405 WHITE PINE DRIVE
(Just off of Moeller Rd,
across from Ashford Lakes)



HOME FEATURES:

- Convenient single level home!
- Spacious kitchen with abundance of cupboard space
- Additional Eat-in area off of kitchen
- Large Living Room
- Family Room with Fireplace
- Master Bedroom with full bath and double closets
- Wooded backyard
- 2 Car garage
- Gas Hot Water heat



Open House to Preview Real Estate:
Sunday, Feb. 10 • 2- 4pm
Call office at 749-0445 for private showing!

SELLER: Mowry

AUCTIONEER: Jerry Ehle 260.749.0445
866.340.0445

www.SchraderFortWayne.com



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.

The final bid is subject to the Seller's acceptance or rejection.

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 Commitment. The seller shall determine any need for a new survey and shall order survey. 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 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.

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MONDAY, MARCH 4 @ 6PM



Resi-Single Family Agent Full Detail Report

Listings as of 01/23/2013

Page 1 of 1

Property Type RESI-SINGLE FAMILY	Status Active	CDOM 2	DOM 2	Auction Yes
MLS # 201300790	3405 White Pine Drive	New Haven	IN 46774	Status Active
	County Allen	Parcel ID 021314280002000041	Type Site-Built Home	Area AL08
	Sub Woodridge Estates	Cross Street Moeller	Bedrms 3	F Baths 2
	Location City/Town/Suburb	Style Ranch		H Baths
	School District EAC	Elem Highland Terrace	JrH New Haven	SrH New Haven
	Legal Description Woodridge Estates Sec. II lot 52			
	Directions Moeller Road to White Pine Drive			

Marketing Remarks Auction Date is March 2nd at 6:00 p.m. Nice size Ranch with 3 BR, 2 BA, LR, FR with fireplace, DR off a large kitchen. 2 car attached garage.

Agent Remarks CALL OFFICE FOR DETAILED BROCHURE AT 749-0445 EXT 107. AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN PRIOR TO THE DATE OF AUCTION. ALL REGISTRATION FORMS MUST BE BACK TO KIM THE DAY PRIOR TO THE AUCTION.

Sec2	Lot52	Zoning R1 - Single Family	Lot Ac/SF/Dim 28.0000 / 1219680/ 80x150	SrcA	Lot Des	PARW
Township Adams	Abv Gd Fin	1463	Below Gd Fin SqFt 0	Ttl Below Gd	0	Ttl Fin SqFt 1463
Age 35	New Not New	Date Complete	Ext Stone, Vinyl	Fndtn Slab		Year Built 1978
Room Dimensions	Baths	Full	Water City	Range/Oven Electric Hookup	Fireplace	# Rooms 7
DIM	L	B-Main 2	Sewer City	Dryer Hookup Both Gas & El...	Guest Suite	
LR 16x13	M	B-Upper 0	Fuel Gas	Disposal Yes	Split FlrPln	
DR 14x13	M	B-Lower 0	Heating Hot Water	Water Htr Gas	Ceiling Fan	
FR 14x13	M	B-Bsmt 0	Cooling None	Water Soft No	Skylight	
KT 17x10	N	Laundry Area Closet	6x4	Security Sys No	Handicap	
BK 0x0	N	Porch None	x	Master Bath Full	Built-In Grill	
DN 0x0	N	Patio Yes	10x8	Jet/Grdn Tub None	Fenced Yard	
MB 13x11	N	Deck No	x	Pool No	Golf Course	
2B 10x13	M	Garage 2	/ Attached / 34x20 / 608.00	Pool Type	Public Walks	
3B 11x10	M	Outbuilding None	x	Streets Paved	Garage Y/N	
4B x		Outbuilding	x	Off Street Pk No	GD Opener	
5B x		Assn Dues None		Driveway Concrete		
RR 0x0	N	Other Req Fees		SALE INCLUDES Dishwasher, Range, Refrigerator		
LF 0x0	N	Restrictions		FIREPLACE Family Rm		
EX 0x0	N	Water Access None	Lake Name			
Lake Type	Lake Frtg	Channel Frtg				
# Pasture Acres	# Tillable Acres	# Timber Acres				
Auction Yes	Auctioneer Name Jerry W Ehle	Auctioneer License # AU19300123				
Occupant Type	Owner Name					
Financing: Existing Clear	Proposed Cash, Conventional	Excluded Party None				
Annual Taxes 554.54	Exemption Homestead, Over 65	Year Taxes Payable	REO No	Poss. Short Sale No		
Is Owner/Seller a Real Estate Licensee No	Possession doc					
List Office Schrader Real Estate & Auction - Offc.: (260) 749-0445	List Agent Jerry Ehle - Offc.: (260) 749-0445					
Agent ID	Agent E-mail jwehle1@aol.com					
Co-List Office	Co-List Agent					
Showing Instr						
List Date 1/21/2013	Exp Date 4/30/2013	Publish to Internet Yes	Show Addr to Public Yes	Allow AVM No	Show Comments No	
IDX Include Yes	Contract Type Exclusive Right to Sell	BAC 2%	BAC Comments		Var. Rate No	
Virtual Tours:						
Pending Date	Closing Date	Selling Price	Financing	CDOM 2		
Ttl Concessions Paid	Sold/Concession Remarks					
Sell Off	Sell Agent	Co-Sell Off	Co-Sell Agent			

Presented by: Jerry Ehle / Schrader Real Estate & Auction

Information is deemed reliable but not guaranteed.

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