

EAST ALLEN
COUNTY

Country Mini Farm

AUCTION

Monday, June 10 • 6:00 PM

8702 Brush College Rd., Woodburn, IN
(Located 3 miles north of Doty Road)

**1556 Sq. Ft. Tri-Level Home,
Barn, 4+ Acres**

FEATURES:

- Beautiful Updated Interior
- 3 Bedrooms, 1 Bath - Upper Level
- Main Level Kitchen and Living Room
- Family Room, Utility Room, Full Bath - Lower Level
- New Deck out back
- Gas Forced Air / Central Air
- Attached Garage
- Large Timber Frame Livestock Barn
- Additional Storage Barn
- Fenced Pastures
- New Furnace
- New Replacement Windows
- 1 Year Home Warranty



Seller: Derek & Amber Reed

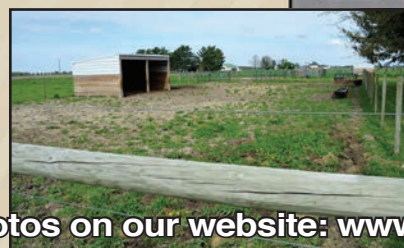
AUCTIONEER: JERRY EHLE

Preview:
SUNDAY, MAY 19, 2-4PM
or call office to set up
appointment

 **SCHRADER**
REAL ESTATE & AUCTION

260-749-0445 • 866-340-0445

of Fort Wayne, LLC www.schraderfortwayne.com



View more photos on our website: www.schraderfortwayne.com

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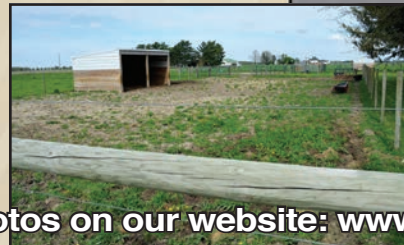


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Residential Client Full Detail Report

Listings as of 05/09/2013

Page 1 of 1

Property Type RESIDENTIAL

Status Active

Auction Yes

MLS # 201304844 8702 Brush College Woodburn IN 46797 Status Active LP \$0



Area Allen County Parcel ID 02-09-11-200-002.000-054 Type Site-Built Home
 Sub None Cross Street Bedrms 3 F Baths 2 H Baths 0
 Location Rural Style Tri-Level
 School District EAC Elem Woodburn JrH Woodlan SrH Woodlan
 Legal Description 4.18 acres
 Directions Doty Road turn north onto Brush College Road

Marketing Remarks Auction Date is June 10th at 6:00 on site. Country Mini Farm with 4+ acres, 2 barns, fenced pastures, 3 BR. 2 BA Tri level home. Newer Furnace, replacement windows. There is a 1 year home warranty on the property. 4" well, 1 car attached garage, new deck and large patio. There are many updates done. Excluded Items: Green paneling for arena, including back pen gates and also hog panels in small pasture Bucking Chute All water tanks and hay feeders propane tank All kids outdoor play equipment and toys Large landscape rocks along the driveway and in front

Sec 11	Lot	Zoning	Lot Ac/SF/Dim	4.1800	/ 182,081	/ 0x0	Src N	Lot Des	Level		
Township	Milan	Abv Gd Fin SqFt	1,556	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,556	Year Built	1982
Age	51	New Not Applicable	Date Complete	Ext Vinyl	Fndtn	Crawl, Finished			# Rooms	7	
Room Dimensions		Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No	
	DIM	L	B-Main	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No
LR	19 x 13	M	B-Upper	1	0	Fuel /	Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split Firpln	No
DR	x		B-Blw G	1	0	Heating		Disposal	No	Ceiling Fan	No
FR	20 x 14	L				Cooling	Central Air	Water Soft-Owned	No	Skylight	No
KT	12 x 8	M	Laundry Rm	Lower	13	x 7		Water Soft-Rented	No	ADA Features	No
BK	8 x 7	M	AMENITIES	Deck Open, Garage Door Opener, Home Warranty				Alarm Sys-Sec	No	Fence	Barb Wire
DN	x		Included, Patio Open					Alarm Sys-Rent	No	Golf Course	No
MB	13 x 8	U						Jet/Grdn Tub	No	Nr Wlkg Trails	No
2B	11 x 11	U	Garage	1	/ Attached	/ 23 x 11	/ 253.00	Pool	No	Garage Y/N	Yes
3B	10 x 10	U	Outbuilding	Barn	48 x 30	1440		Pool Type		Garage Dr Opnr:	Yes
4B	x		Outbuilding	Outbuilding	20 x 15	300		Off Street Pk			
5B	x		Assn Dues	Not Applicable				SALE INCLUDES	Dishwasher, Range-Gas		
RR	x		Other Fees								
LF	x		Restrictions								
EX	x		Water Access	Wtr Name							

WtrType Wtr Frtg Channel Frtg

Water Features

Virtual Tours:

Auction Yes Auction Reserve Price \$ Auction Date 6/10/2013 Auction Time 6:00
 Auctioneer Name Jerry Ehle Auctioneer License # AU19300123
 Financing: Proposed Cash, Conventional Exemptions Homestead, Mortgage Year Taxes Payable 2011
 Annual Taxes \$1,066.98 Is Owner/Seller a Real Estate Licensee No Possession NEG
 List Office Schrader Real Estate & Auction - Offc.: (260) 749-0445

Yes

Pending Date Closing Date Selling Price How Sold CDOM 0

Ttl Concessions Paid

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

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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.

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 Work.

The cost of a 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

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