

AUCTION

East Allen County

THURSDAY, JULY 25 • 6:00PM

3 BEDROOM RANCH ON 3 ACRES

20811 DAWKINS ROAD, WOODBURN, IN

(Located 5 miles east of New Haven on Dawkins Road, or just 3 miles south of Woodburn, west of S.R. 101)

Features:

- Spacious Kitchen with Dining area and Breakfast bar
- Large Family room plus Living Room
- 3 Spacious Bedrooms, 2 Full Baths
- 2 Car Attached Garage plus Bonus Storage & Utility Room
- New Roof, New Well pump, New Hot Water Heater
- Electric Heat with Central Air
- Spacious 3 Acre Site!
- Room for Barn, Animals, Shop!!

Well & Septic

Annual Taxes: \$623.80 with exemptions



*Awesome Country Property
set upon 3 Spacious Acres!*

**OPEN HOUSE TO PREVIEW:
JUNE 30 2-4PM OR JULY 10 5-7PM
or call office for Private Showing!**

Owner: Genevieve Beverly

AUCTIONEER: JERRY EHLE

 **SCHRADER**
REAL ESTATE & AUCTION
of Fort Wayne, LLC

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

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Residential Client Full Detail Report

Listings as of 06/25/2013

Property Type	RESIDENTIAL	Status	Active	Auction	Yes
MLS #	201307456	20811 Dawkins Road	Woodburn	IN 46797	Status Active LP \$0
	Area	Allen County	Parcel ID	02-15-07-200-009.000-...	Type Site-Built Home
	Sub	Metes & Bounds	Cross Street	St. Rd. 101	Bedrms 3 F Baths 2 H Baths 0
	Location	Rural	Style	One Story	
	School District	EAC Elem Woodburn	JrH Woodlan	SrH Woodlan	
Legal Description	E 280.75 of W 1027.54 FT S of RR NE 1/4 Sec 7				
Directions	St. Rd. 101 and Dawkins Roads. Take Dawkins Road out of New Haven toward Ohio and just before St. Rd. 101 house is on the left side.				

Marketing Remarks Auction Date is July 25th at 6:00 p.m. on site. Awesome Country Property with 3 acres. 3 BR 2 BA 2 car attached garage with and extra bonus area on the back side of the garage for storage and utl. area. New Roof, Well Pump., Hot Water Heater. Electric heat with central air. Well and Septic. Covered front porch area and back patio off of kitchen.

Sec 7	Lot	Zoning	Lot Ac/SF/Dim	3.0000 / 130,680 / 0x0	Src N	Lot Des	Level				
Township	Jackson	Abv Gd Fin	SqFt 1,752	Below Gd Fin	SqFt 0	Ttl Below Gd	SqFt 0	Ttl Fin	SqFt 1,752	Year Built	1973
Age	40	New	Not Applicable	Date Complete	Ext	Aluminum, Brick	Fndtn Slab	# Rooms	8		
Room	Dimensions	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	No	
	DIM	L	B-Main	2	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No
LR	18 x 12	M	B-Upper	0	0	Fuel /	Electric, Ceiling	Dryer Hook Up Gas/Elec	No	Split Firpln	No
DR	0 x 0		B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	No
FR	23 x 13	M				Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No
KT	13 x 11	M	Laundry Rm	Main	8	x 7		Water Soft-Rented	No	ADA Features	No
BK	10 x 11	M	AMENITIES	Attic Pull Down Stairs, Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Patio Open, Porch Covered				Alarm Sys-Sec	No	Fence	
DN	x							Alarm Sys-Rent	No	Golf Course	No
MB	18 x 12	M						Jet/Grdn Tub	No	Nr Wlkg Trails	No
2B	12 x 10	M	Garage	2	/ Attached	/ 24 x 23	/ 552.00	Pool	No	Garage Y/N	Yes
3B	13 x 11	M	Outbuilding	None		x		Pool Type		Garage Dr Opnr:	Yes
4B	x		Outbuilding			x		Off Street Pk	Yes		
5B	x		Assn Dues		Not Applicable			SALE INCLUDES	Dishwasher, Range-Electric, Water Heater Electric, Water Softener-Owned		
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	\$ 0	Auction Date	7/25/2013	Auction Time	6:00
Auctioneer Name	Jerry W Ehle	Auctioneer License #	AU19300123	Exemptions	Homestead, Over 65	Year Taxes Payable	2013
Financing:	Proposed	Cash, Conventional		Is Owner/Seller a Real Estate Licensee	No	Possession	doc
Annual Taxes	\$623.80	List Office	Schrader Real Estate & Auction - Offc.: (260) 749-0445				

Pending Date	Closing Date	Selling Price	How Sold	CDOM	4
Ttl Concessions Paid	Sold/Concession Remarks				
	Presented by: Jerry Ehle / Schrader Real Estate & Auction - Offc.: (260) 749-0445				
	Information is deemed reliable but not guaranteed.				
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	Featured properties may not be listed by the office/agent presenting this brochure.				

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. 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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