

Fort Wayne REAL ESTATE AUCTIONS

SELLER OFFERING:

3 Properties on 2 Dates

WEDNESDAY, MAY 21 • 6 PM | 2637 Indiana Avenue
plus 3 Vacant City Lots



THURSDAY, MAY 22 • 6 PM | 7421 Maples Road



SCHRADER REAL ESTATE & AUCTION
of Fort Wayne, LLC



WEDNESDAY, MAY 21 • 6 PM
2637 Indiana Ave. | plus 3 Vacant City Lots

THURSDAY, MAY 22 • 6 PM
7421 Maples Road

3 Properties on 2 Dates

SELLER OFFERING:

Fort Wayne REAL ESTATE AUCTIONS

SchraderFortWayne.com
EhleAuctions.com

- 2637 Indiana Avenue
- 3 Vacant City Lots
- 7421 Maples Road

MAY 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31



Follow us on: YouTube, Facebook, Twitter

#AC63001504, #AU19300123

Auction Manager: Jerry Ehle

866-340-0445

749-0445

Fort Wayne, IN 46815

7009 N. River Road

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne, LLC

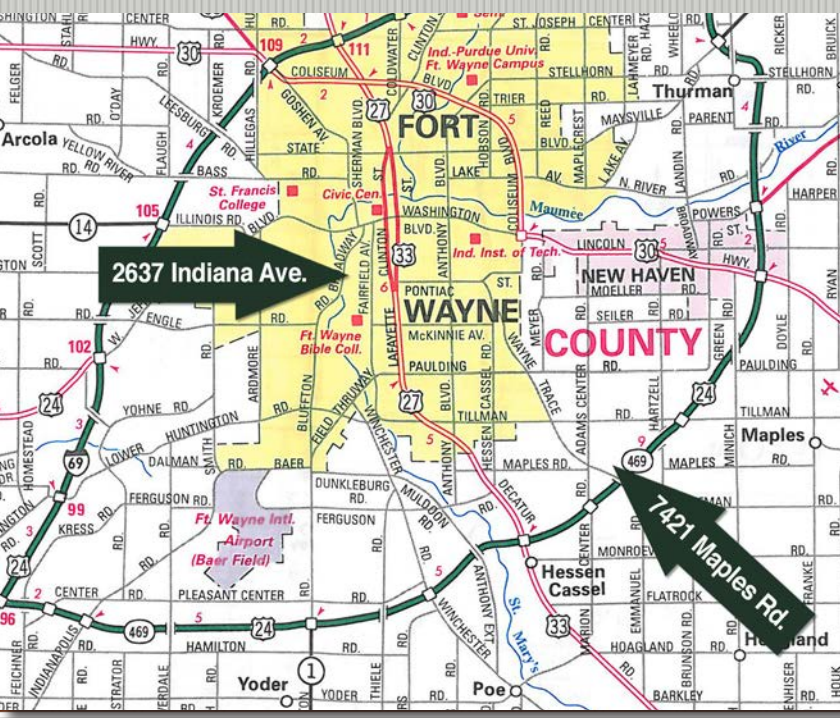
POSTAL CUSTOMER
ECRWSS

PRSR STD
U.S. POSTAGE
PAID
FORT WAYNE, IN
PERMIT NO. 1142

Fort Wayne REAL ESTATE AUCTIONS

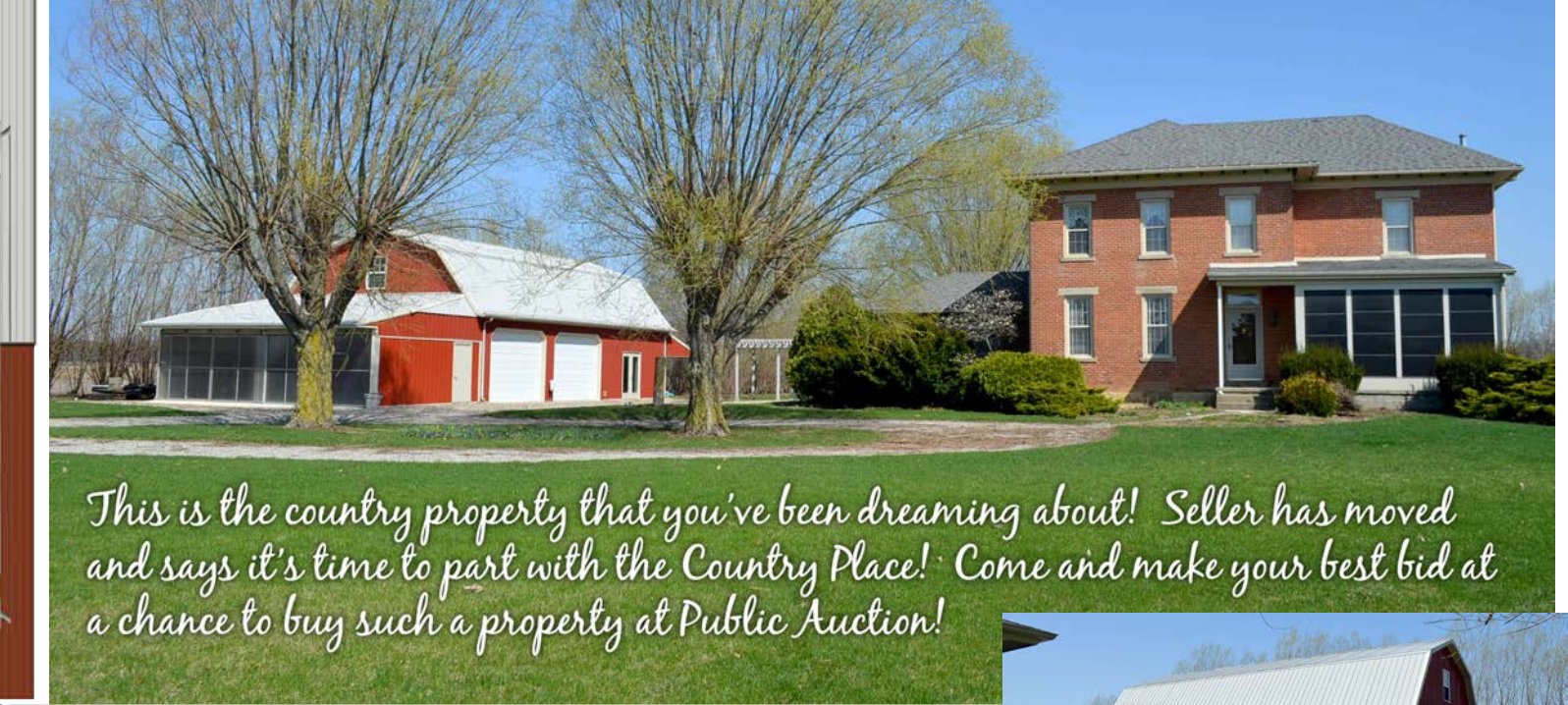
3 Properties on 2 Dates





Fort Wayne REAL ESTATE AUCTIONS

3 Properties 2 Dates



This is the country property that you've been dreaming about! Seller has moved and says it's time to part with the Country Place! Come and make your best bid at a chance to buy such a property at Public Auction!

WEDNESDAY, MAY 21 • 6 PM | 2637 Indiana Ave. • Plus 3 Vacant City Lots
AUCTION HELD ON SITE

THURSDAY, MAY 22 • 6 PM | 7421 Maples Rd.
AUCTION HELD ON SITE



2637 Indiana Avenue

- Updated kitchen with Oak Cabinets
- Completely Remodeled (except for upper bath)
- Living Room plus Parlor Room
- 4 Bedrooms up plus Kitchenette area
- 2 Full Baths plus Large Utility Room
- Newer Furnace and Hot Water heater
- 2 Car Detached Garage
- English Garden Back yard

Annual Taxes: \$536.96



3 City Lots
Offered as one parcel, but separate from house

- Northwest Corner of Indiana and Lincoln Ave.
- Lots 48, 49, & 50 Brandriff & Minors Add.
- Lots are vacant with frontage on both streets

Annual Taxes: \$220



SELLER: KEN AND DIANA HENSCH
AUCTIONEER: JERRY EHLE

SCHRADER REAL ESTATE & AUCTION
of Fort Wayne, LLC
260-749-0445 • 866-340-0445
SchraderFortWayne.com

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The properties will be offered at oral auction.
DOWN PAYMENT: Indiana Avenue: \$1500 down payment on the day of auction and Maples Road \$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(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bids are 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

A grand historic all brick home that has had over \$100,000 in remodel and updates!

Home is set upon 2.45 acres, and boasts many features:

- Spacious Kitchen with plenty of cabinets and counter tops, includes range, refrigerator, dishwasher
- Kitchen also has breakfast nook
- Separate Dining Room with wet bar and built-in shelves
- Large Living Room
- Huge Family Room with Built-in cabinets, open floor plan, and wall of windows
- Master Bedroom on main level with small wood burning stove
- Master includes double closets, master bath with double sinks and tub/shower.
- There are 3 very large bedrooms with tall ceilings upstairs plus a full bath.
- Enclosed screen porch on the front with access from the Master and outside
- Large Laundry room with utility sink, closets, and plenty of storage and counter top
- The barn is 32 x 40 with lean to sun room and lots of garage area, plus game room and upstairs area!
- The landscape is abounding with perennials and flowering bushes and trees.
- The drive is lined with Flowering pear trees!

Annual Taxes: \$1394.36



OPEN HOUSE TO PREVIEW MAPLES ROAD PROPERTY:
Sunday, April 27, 2-4 & Sunday, May 4, 2-4, or call office for private showing!



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.