

Auction

THURSDAY, JULY 10
AT 6:00 PM

IMMACULATE WOODBURN COUNTRY HOME 3 BEDROOMS • 2 1/2 BATHS • ALL APPLIANCES 1.77 ACRES



HOME FEATURES: *Tri-level Style Home*

- Remodeled Country Kitchen with Loads of Oak Cabinets and Built-ins
- All Appliances – Newer Refrigerator and Stove, Washer / Dryer
- Main Level Living Room plus Lower Level Spacious Family Room
- Upper Level boasts 3 large bedrooms and master bath
- New Carpet throughout Home
- Utility Room with 1/2 Bath
- Patio Door and Patio off of the back
- Replacement Windows & Doors
- Gorgeous 1.77 acre lot with Mature Trees and Country Fields surrounding!
- 2 Car Attached Garage with Cabinets
- Storage Shed

Annual Taxes: \$636.40 w/ exemptions

3911 N. Roussey Road

(Located north off of Slusher Road,
east of Webster Road)

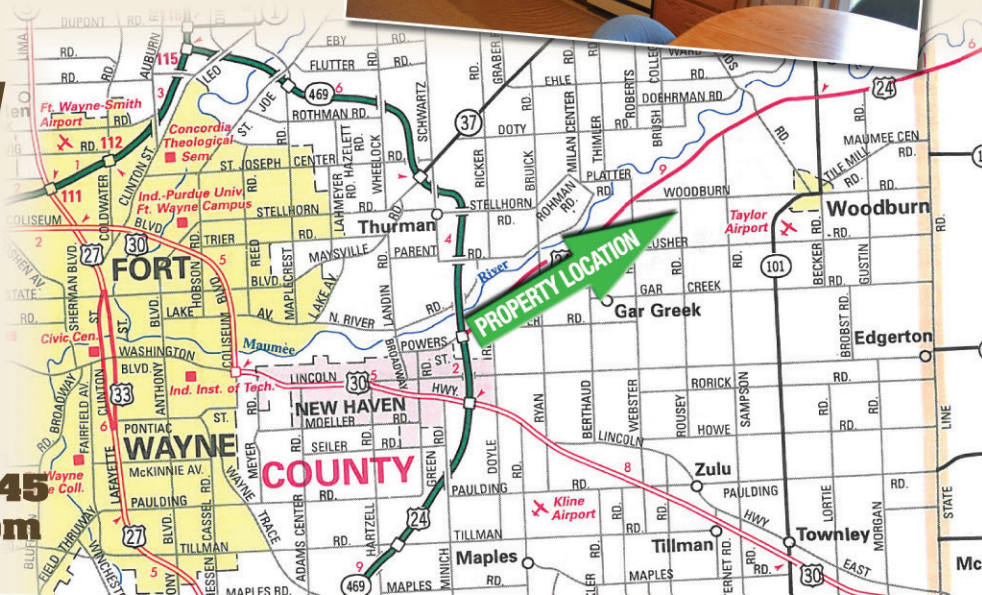
SELLER: JIM AND KAREN HIRSCHY
AUCTIONEER: JERRY EHLE

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JUNE 22
2-4 PM

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Private Showing!





Residential Client Full Detail Report

Listings as of 06/10/2014

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Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	201423395	3911 N Roussey Road	Woodburn	IN	46797	Status	Active	LP	\$0		
	Area	Allen County	Parcel ID	02-09-26-200-014.000-054			Type	Site-Built Home			
	Sub	Metes & Bounds	Cross Street	slusher		Bedrms	3	F Baths	2	H Baths	1
	Location	Rural	Style	Tri-Level							
	School District	EAC	Elem	Woodburn	JrH	Woodlan	SrH	Woodlan			
	Legal Description	E 260 FT S of N 1802.5 FT & N of DIT NE 1/4 sec 26									
	Directions	Slusher Road to North on Roussey Road									

Remarks Auction is July 10th at 6 on site. Country home with 1.77 acres with 3 BR, 2 1/2 bath Tri-level home with many newer updates windows, siding, shingles and doors, carpet and newer appliances. move in ready and beautiful landscaping. 2 car garage plus a shed. Beautiful Custom designed kitchen cabinets and china hutch plenty of built ins.

Sec 26	Lot	Zoning	Lot Ac/SF/Dim				1.7700	/	77,101	0x0	Src N	Lot Des	Level
Township	Milan	Abv Gd Fin SqFt	1,280	Below Gd Fin SqFt	704	Ttl Belpw Gd SqFt	704	Ttl Fin SqFt	1,984	Year Built	1972		
Age	42	New/Not Applicable	Date Complete	Ext	Vinyl	Fndtn	Crawl, Finished	# Rooms	8				
Room Dimensions													
	DIM	L	Baths	Full	Half	Water	WELL	Dryer Hookup Gas	No	Fireplace	Yes		
LR	16 x 11	M	B-Main	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	14 x 9	M	B-Upper	2	0	Fuel /	Electric, Ceiling	Dryer Hook Up Gas/Elec	No	Split Flrpln	No		
FR	31 x 20	L	B-Blw G	0	1	Heating		Disposal	Yes	Ceiling Fan	Yes		
KT	20 x 14	M				Cooling	Window	Water Soft-Owned	Yes	Skylight	No		
BK	x		Laundry Rm	Lower	11	x 7		Water Soft-Rented	No	ADA Features	No		
DN	x		AMENITIES Ceiling Fan(s), Disposal, Dryer Hook Up Electric, Foyer Entry, Garage Door Opener, Landscaped, Patio Covered, Storm Doors, Utility Sink, Water Heater Rental					Alarm Sys-Sec	No	Fence			
MB	12 x 12	U						Alarm Sys-Rent	No	Golf Course	No		
2B	11 x 10	U						Jet/Grdn Tub	No	Nr Wlkg Trails	No		
3B	12 x 11	U						Pool	No	Garage Y/N	Yes		
4B	x		Garage	2.0	/ Attached	/	24 x 22 / 528.00	Pool Type		Garage Dr Opnr:	Yes		
5B	x		Outbuilding	Garden Shed	12 x 12			Off Street Pk					
RR	x		Outbuilding		x			SALE INCLUDES	Dishwasher, Refrigerator, Washer, Dryer-Electric, Range-Electric, Water Softener-Owned				
LF	x		Assn Dues	Not Applicable				FIREPLACE	Family Rm				
EX	x		Other Fees										
WtrType			Restrictions										
Water Features			Water Access		Wtr Name								
			Wtr Frtg		Channel Frtg								

Virtual Tours:

[Unbranded Virtual Tour](#)

Auction	Yes	Auction Reserve Price \$	Auction Date	7/10/2014	Auction Time	6
Auctioneer Name	Jerry Ehle	Auctioneer License #	AU19300123			
Financing:	Proposed	Cash, Conventional	Exemptions	Homestead, Over 65	Year Taxes Payable	2013
Annual Taxes	\$636.40	Is Owner/Seller a Real Estate Licensee	No	Possession	doc	
List Office	Schrader Real Estate and Auction of Fort Wayne - Offc.: (260) ...					Yes

Pending Date	Closing Date	Selling Price	How Sold	CDOM	1
Ttl Concessions Paid	Sold/Concession Remarks				
Presented by: Jerry Ehle - Cell: (260) 410-1996 / Schrader Real Estate and Auction of Fort Wayne - Offc.: (260) 749-0445					

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REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction.	EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.	survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.	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.
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.	DEED: Seller shall provide a Warranty Deed.	AGENCY: Schrader Real Estate & Auction Co. and its representatives are exclusive agents of the Seller.	ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
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.	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.	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	
	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		