



SIDE YARD



BACK YARD

AUCTION

St. Joe Township 3 Bedroom Ranch

TUESDAY, JULY 15 @ 6PM

7221 Denise Drive, Fort Wayne
(Located just off of Rothman Road)

HOME DETAILS:

- 3 Bedroom / 1 Bath, 1008 Square Feet
- Kitchen with Breakfast Area
- Gas Forced Air / Central Air
- Newer Shingles & Gutters
- All Appliances To Remain
- Remodeled Bath
- Fenced Yard with Additional Shed
- 1 Car Attached Garage



SELLER: DIANE KAYE PETERSON

OPEN HOUSE TO PREVIEW THE REAL ESTATE:
TUESDAY, JUNE 24, 5-7PM
or call office for private appointment

AUCTIONEER:
JERRY EHLE



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



Residential Client Full Detail Report


Listings as of 06/18/2014

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Property Type RESIDENTIAL

Status Active

Auction Yes

MLS #	201424808	7221 Denise	Fort Wayne	IN 46835	Status Active	LP \$0	
	Area	Allen County	Parcel ID	02-08-16-130-004.000-072	Type	Site-Built Home	
	Sub	Greenview	Cross Street	Rothman	Bedrms	3	
	Location	City/Town/Suburb	Style	One Story	F Baths	1	
	School District	FWC Elem	Shambaugh	JrH Jefferson	H Baths	0	
	Legal Description	Greenview Sec E lot 6				SrH	Northrop
	Directions	Rothman Road to Denise Drive					

Remarks Auction date is July 15 at 6 on site

Sec E	Lot 6	Zoning	Lot Ac/SF/Dim	0.3900 / 16,988	106x160	Src N	Lot Des	Irregular					
Township	St Joe	Abv Gd Fin	SqFt	1,008	Below Gd Fin	SqFt	0	Ttl Belw Gd SqFt	0	Ttl Fin SqFt	1,008	Year Built	1967
Age	47	New/Not Applicable	Date Complete	Ext	Vinyl	Fndtn	Slab	# Rooms	6				
Room Dimensions													
	DIM	L	Baths	Full	Half	Water	PUBL	Dryer Hookup	Gas	No	Fireplace	No	
LR	16 x 13	M	B-Main	1	0	Sewer	Public	Dryer Hookup	Elec	No	Guest Qtrs	No	
DR	x		B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hook Up	Gas/Elec	No	Split Firpln	No	
FR	x		B-Blw G	0	0	Heating		Disposal		No	Ceiling Fan	Yes	
KT	10 x 8	M				Cooling	Central Air	Water Soft-Owned		No	Skylight	No	
BK	9 x 8	M	Laundry Rm	Main	8	x 5		Water Soft-Rented		No	ADA Features	No	
DN	x		AMENITIES	Attic Pull Down Stairs, Attic Storage, Ceiling Fan(s), Foyer Entry, Garage Door Opener, Patio Open				Alarm Sys-Sec		No	Fence	Chain Link	
MB	13 x 11	M					Alarm Sys-Rent		No	Golf Course	No		
2B	11 x 10	M					Jet/Grdn Tub		No	Nr Wlkg Trails	No		
3B	10 x 10	M	Garage	1.0	/ Attached	/ 24 x 12	/ 288.00	Pool		No	Garage Y/N	Yes	
4B	x		Outbuilding	2nd Detache...	23 x 14	322		Pool Type			Garage Dr Oprn:	Yes	
5B	x		Outbuilding	Shed	10 x 8	80		Off Street Pk					
RR	x		Assn Dues	Not Applicable				SALE INCLUDES	Refrigerator, Washer, Window Treatments, Dryer -Electric, Range-Electric, Water Heater Electric				
LF	x		Other Fees										
EX	x		Restrictions										
WtrType			Water Access			Wtr Name							
Water Features			Wtr Frtg			Channel Frtg							

Virtual Tours:

[Unbranded Virtual Tour](#)

Auction	Yes	Auction Reserve Price \$	Auction Date	7/15/2014	Auction Time	6	
Auctioneer Name	Jerry W. Ehle		Auctioneer License #	AU19300123			
Financing: Proposed	Cash, Conventional		Exemptions	Homestead		Year Taxes Payable	2013
Annual Taxes	\$552.84	Is Owner/Seller a Real Estate Licensee	No	Possession	DOC		
List Office	Schrader Real Estate & Auction - Offc.: (260) 749-0445						

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 & Auction - Offc.: (260) 749-0445		

Information is deemed reliable but not guaranteed.

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REAL ESTATE AUCTION TERMS AND CONDITION

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. and its representatives are exclusive agents of the Seller.

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