

Real Estate AUCTION

HIGHLAND TERRACE SUBDIVISION

Tri-Level + 3 Bedrooms + 2 Full Baths

Hardwood Floors



THURSDAY, JANUARY 15 + 6:00 PM
1438 Scots Ln., New Haven, Indiana
(Located across from the elementary school!)

- + 1532 square feet
- + Tri-level
- + 3 bedrooms
- + 2 full baths
- + Hardwood floors
- + New vinyl replacement windows
- + New roof
- + High efficiency furnace
- + Central air conditioning
- + Additional 24' x 24' garage
- + Concrete driveway
- + 12' x 18' Covered patio
- + Aluminum siding
- + 75 x 123 lot

Exceptional opportunity to buy a move in ready home across from elementary school!

OPEN HOUSE TO VIEW THE PROPERTY:

Monday, December 15, 4-6pm

Sunday, December 21, 2-4pm

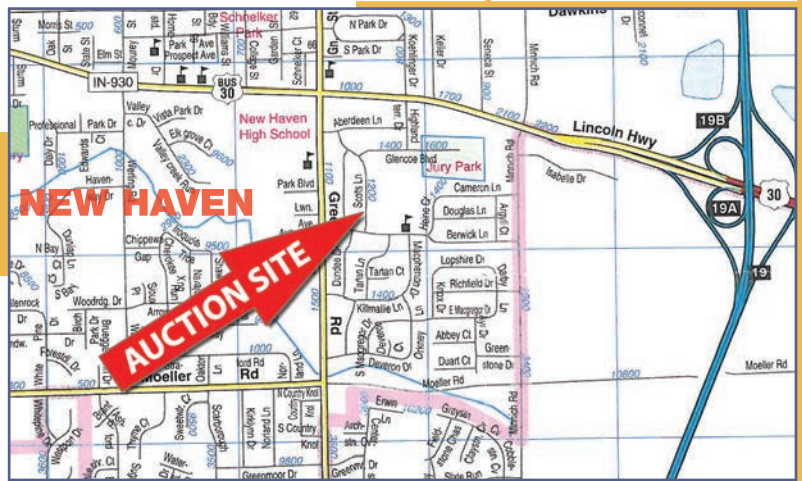
SELLER: MARTHA DIXON

AUCTIONEER: MIKE ROY

Taxes pro-rated, \$2000 down day of auction, possession at closing.

866-340-0445 • 260-749-0445

www.schraderfortwayne.com



TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2000 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 Personal Representative's 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.

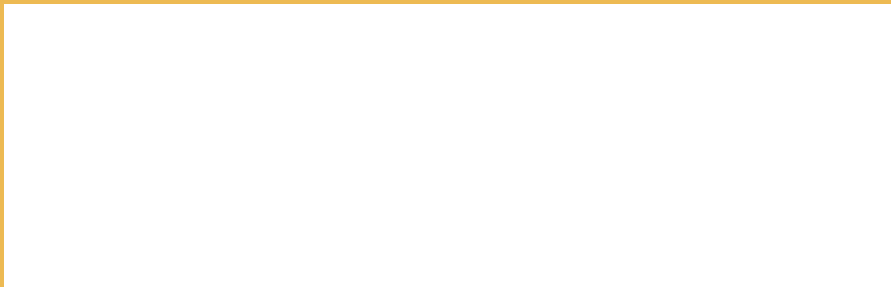
SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Co. and its representatives are exclusive agents of the Seller.

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.





Auction Agent Full Detail Report

Listings as of 12/10/2014

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Property Type AUCTION Status Active CDOM 1 DOM 1 Auction Yes
 MLS # 201452463 1438 Scots New Haven IN 46774 Status Active LP \$0



Area Allen County Parcel ID 02-13-13-202-012.000-... Type Site-Built Home
 Sub Highland Terrace Cross Street berwick Bedrms 3 F Baths 2 H Baths 0
 Location Style Tri-Level REO No Short Sale No
 School District EAC Elem New Haven Primary Sc... JrH New Haven SrH New Haven
 Legal Description sec 2 lot 138
 Directions Green Street to Berwick to Scots lane

Auction Date is Jan. 15, at 6:00 at the house. 3 BR, 2 BA home with newer vinyl windows, roof, High Eff Gas FA/CA . Located right across from the School. Walking distance for both schools. Attached garage and also a detached garage. Concrete Driveway, covered patio. Great property.

Agent Remarks CALL OFFICE FOR DETAILED BROCHURE AT 749-0445 EXT 107. AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN PRIOR TO TH...

Sec 2	Lot 138	Zoning	Lot Ac/SF/Dim	0.2118 / 9,226 / 75x123	Src N	Lot Des	Level				
Township	Adams	Abv Gd Fin SqFt	960	Below Gd Fin SqFt	528	Ttl Below Gd SqFt	572	Ttl Fin SqFt	1,488	Year Built	1963
Age	51	New	Not Applicable	Date Complete	Ext	Vinyl	Fndtn	Slab	# Rooms	8	
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Poured Concrete				
DIM	L	B-Main	0	0	Sewer	City	Dryer Hookup Gas	Fireplace	No		
LR	14 x 15	M	B-Upper	1	0	Fuel	Gas, Forced Air	Dryer Hookup Elec	Guest Qtrs		
DR	10 x 9	M	B-Blw G	1	0	Heating		Dryer Hook Up Gas/Elec	Split Firpin		
FR	11 x 21	L				Cooling	Central Air	Disposal	Ceiling Fan		
KT	10 x 10	M	Laundry Rm	Lower	14	x 11		Water Soft-Owned	Skylight		
BK	x							Water Soft-Rented	ADA Features		
DN	x							Alarm Sys-Sec	Fence		
MB	11 x 14	U						Alarm Sys-Rent	Golf Course		
2B	13 x 10	U	Garage	1.0 / Attached	/ 24	x 12 / 288.00		Garden Tub	Nr Wlkg Trails		
3B	10 x 10	U	Outbuilding	2nd Detach...	24	x 24		Jet Tub	Garage Y/N	Yes	
4B	x		Outbuilding			x		Pool	Off Street Pk		
5B	x		Assn Dues			Not Applicable		Pool Type			
RR	x		Other Fees					FIREPLACE	None		
LF	x		Restrictions					SALE INCLUDES	Refrigerator, Washer, Dryer-Electric		
EX	x		Water Access								
WtrType			Wtr Frtg			Channel Frtg					
Auction	Yes	Auctioneer Name	Jerry Ehle			Auctioneer License #	AU19300123				
Financing:	Existing	Clear	Proposed	Cash, Conventional		Excluded Party	None				
Annual Taxes	\$498.17	Exemptions	Homestead			Year Taxes Payable	2014	Assessed Value	\$0.00		
Is Owner/Seller a Real Estate Licensee	No	Possession	DOC								
List Office	Schrader Real Estate & Auction - Offc.: (260) 749-0445			List Agent	Jerry Ehle - Cell: (260) 410-1996						
Agent ID	Agent E-mail jwehle1@aol.com										
Co-List Office	Co-List Agent										
Showing Instr	Call Office for Showings										
List Date	12/9/2014	Exp Date	2/27/2015	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	No	Show Comments	Yes
IDX Include	No	Contract Type	Exclusive Right to Sell	Buyer Broker Co...	2%	Vari.Rate	No	Special List Cond.	None		
Virtual Tours:											
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1		
Ttl Concessions Paid		Sold/Concession Remarks									
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent					