

AUCTION

WOODBURN, IN

Beautiful East Allen Country Home

**MONDAY, OCTOBER 5
@ 6:00PM**

**INSPECTION DATE:
Sunday, September 13
2-4PM**

**3 Bedrooms, Full Basement,
2 Country Lots**

HOME FEATURES:

- Nearly 1400 Square Feet Main Level Plus Finished Basement
- Spacious Country Kitchen with Beautiful Cabinetry and Eat-In Area
- All Appliances Stay
- Family Room Upstairs Plus Large Open Finished Area in Basement with Woodburner
- Newer Hot Water Heat
- Replacement Windows Throughout, Newer Vinyl Siding
- Oversized Attached Garage with Additional Shop Area
- Covered Back Patio
- 2 Beautiful Wooded Lots Make Up Nearly 1 Acre
- Short Drive to Woodlan K - 12 Campus
- Short Drive to New U.S. 24
- Annual Taxes: \$572.70

SELLERS: Mike and Amy Peters

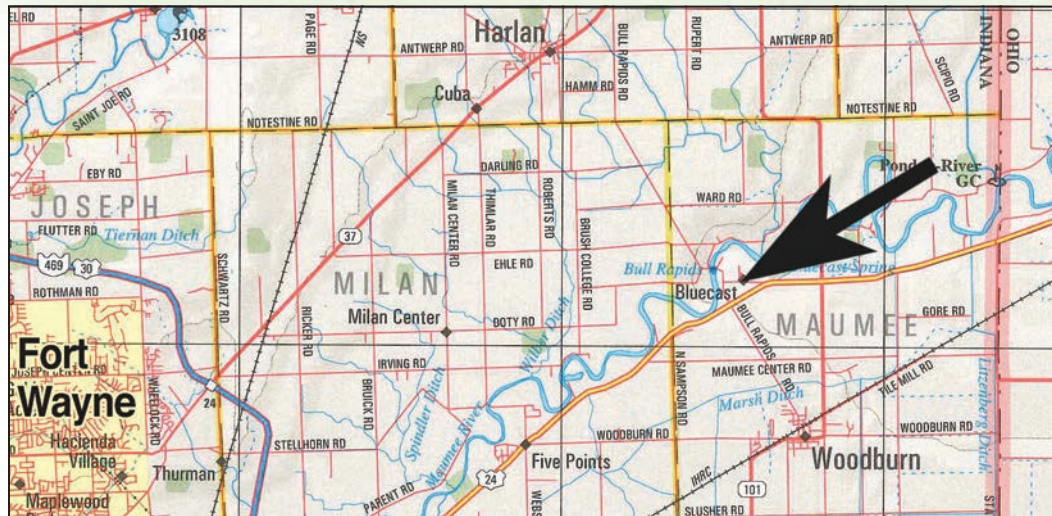
AUCTIONEER: Jerry Ehle



**260-749-0445 • 866-340-0445
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21219 BLUECAST ROAD, WOODBURN

(Located off of Bull Rapids Road, just north of Old U.S. 24)



Property Type	AUCTION	Status	Active	Auction Yes
MLS # 201542123	21219 Bluecast Road	Woodburn	IN 46797	Status Active LP \$0
	Area Allen County	Parcel ID 02-10-07-479-012.000-052	Type Site-Built Home	
	Sub Metes & Bounds	Cross Street	Bedrms 3	F Baths 1 H Baths 0
	Location	Style One Story		
	School District EAC Elem Woodlan	JrH Woodlan	SrH Woodlan	
	Legal Description 02-10-07-479-012.000-052 and 02-10-07-479-011.000-052			
	Directions Old Hwy 24 to Bluecast Drive.			

Remarks

Auction Oct 5th 6:00 p.m. There are two separate tax parcels for this property that make up the nearly 1 acre. Ranch with full basement that is partially finished with a wood burning stove, bar area, and a den with daylight windows. 3 BR, 1 BA home has a 2 car attached garage. Partially wooded lot. The basement walls have been reinforced approx 25 years ago with 4" deep steel beams plus water proofed by Everdry Waterproofing.

Sec 7	Lot	Zoning	Lot Ac/SF/Dim	0.5700 / 24,829 0x0	Src N	Lot Des
Township Maumee	Abv Gd Fin SqFt 1,380	Below Gd Fin SqFt 778	Ttl Belpw Gd SqFt 1,380	Ttl Fin SqFt 2,158	Year Built 1951	# Rooms 8
Age 64	New/Not Applicable	Date Complete	Ext	Fndtn		
Room Dimensions						
DIM	L	Baths	Full	Half	Water	WELL
LR 19 x 14	M	B-Main 1	0	Sewer Septic	Dryer Hookup Gas	Fireplace No
DR x		B-Upper 0	0	Fuel / Oil, Hot Water	Dryer Hookup Elec	Guest Qtrs
FR 28 x 22	L	B-Blw G 0	0	Heating	Dryer Hook Up Gas/Elec	Split Firpln
KT 12 x 10	M			Cooling	Disposal	Ceiling Fan
BK 10 x 10	M				Water Soft-Owned	Skyllight
DN 18 x 9	L	Laundry Rm	Lower	x	Water Soft-Rented	ADA Features
MB 15 x 11	M				Alarm Sys-Sec	Fence
2B 15 x 10	M				Alarm Sys-Rent	Golf Course
3B 11 x 11	M				Jet/Grdn Tub	Nr Wlkg Trails
4B x		Garage 2.0 / Attached	/ 25 x 30 / 750.00	Pool No		Garage Y/N Yes
5B x		Outbuilding None	x	Pool Type		Garage Dr Opnr:
RR x		Outbuilding	x	Off Street Pk Yes		
LF x		Assn Dues	Not Applicable			
EX x		Other Fees				
WtrType		Restrictions				
Water Features	Water Access	Wtr Name				
	Wtr Frtg	Channel Frtg				
Virtual Tours:						
Auction Yes	Auction Reserve Price \$	Auction Date	Auction Time 6:00			
Auctioneer Name Jerry Ehle		Auctioneer License # AU19300123				
Financing: Proposed		Exemptions	Year Taxes Payable 2015			
Annual Taxes \$595.00	Is Owner/Seller a Real Estate Licensee No	Possession NEG				
List Office						
Pending Date	Closing Date	Selling Price	How Sold	CDOM 78		Yes
Ttl Concessions Paid	Sold/Concession Remarks					

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REAL ESTATE AUCTION TERMS AND 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 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.
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