

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in separate tracts or a combination of both. Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price. **DOWN PAYMENT:** \$2,500 down on each tract or \$5,000 down if bought in combination, due 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. Seller reserves the right to reject any and all bids. **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(s). **CLOSING:** Targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. **POSSESSION:** Possession shall be at of closing. **REAL ESTATE TAXES:** Currently, taxes are exempt, buyer to start paying taxes in may of 2019. **ACREAGE:** All acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos. **SURVEY:** A new perimeter survey shall be prepared only if necessary to complete Title Commitment. Seller and successful bidder shall each pay half (50:50) of the cost of any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. **AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC 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.**

Real Estate Auction

Tuesday, October 23 • 6:00pm
Open House: Sunday, October 7 • 1-3pm

Allen Co
Monroeville
Indiana

Auction Manager: Mike Roy
AC63001504, AU08602044

OCTOBER 2018						
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			



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Real Estate Auction

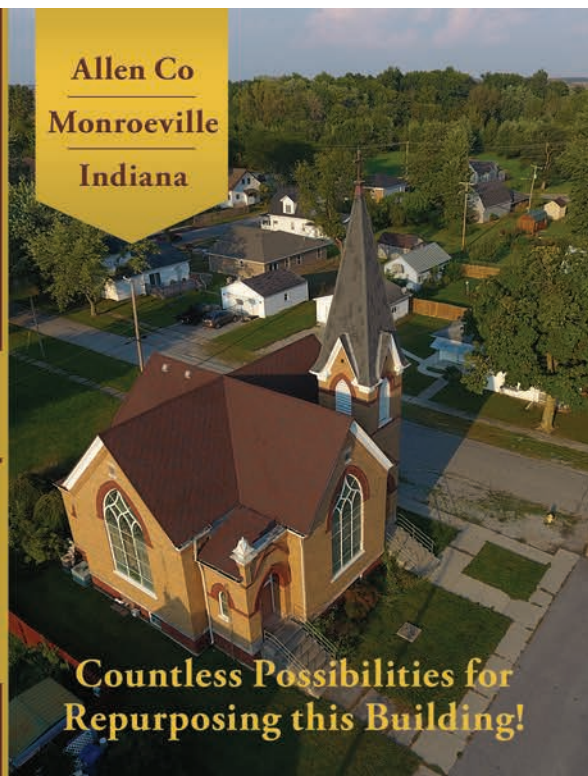
Tuesday, October 23 • 6:00pm

- 311 Elm Street & 401 Elm Street, Monroeville, IN
- Former Monroeville Nazarene Church
- All brick structure built in 1914 with all original stained glass windows
- 4 bedroom 1 1/2 bath block parsonage with newer 2 car garage
- Offered in separate tracts or a combination of both

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Allen Co
Monroeville
Indiana



Countless Possibilities for Repurposing this Building!

Real Estate Auction

Allen Co
Monroeville
Indiana

Tuesday, October 23 • 6pm | Open House: Sunday, October 7 • 1-3pm



10 mi. from New Haven • 10 mi. from Decatur • 15 mi. from Fort Wayne • 15 mi. from Van Wert, OH

Auction Held On-Site • 311 Elm Street, Monroeville, IN | Don't miss this opportunity to bid on these buildings with endless options for repurposing. This could be your new office space, floral shop, beauty salon, or residential home!



Former Monroeville Nazarene Church @ 311 Elm Street

- Built in 1914
- 2000 square feet
- Full basement, mostly finished
- New roof in 2010
- (2) Update high efficiency Rheem gas furnaces with CA
- Choir loft area
- Original historical bell
- Main sanctuary area is 24' x 44' with additional alter area
- Original historical trim and solid wood doors
- (3) Sets 11' x 18' stain glass windows
- (12) Additional smaller windows and transoms



House @ 401 Elm Street

- Nearly 2200 square feet
- (4) Bedrooms
- First floor master with half bath
- Full basement
- Newer Rheem high efficiency gas furnace
- Solid wood kitchen cabinets
- 15' x 11' first floor office or utility area
- 24' x 24' garage built in 1988

SELLER: Northeastern Indiana District Church of the Nazarene, INC. | **AUCTION MANAGER:** Mike Roy

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