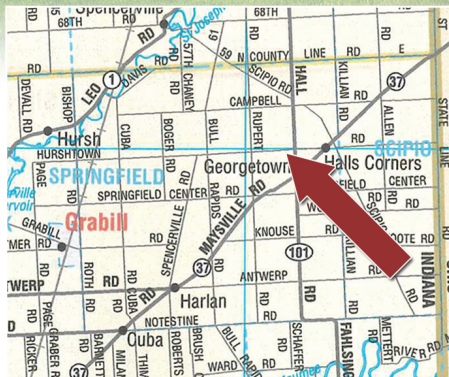


HUGE NORTHEAST ALLEN HOME AUCTION

Thursday, June 15 • 6pm | 21727 Hurshtown Rd, Grabill, IN 46741



Huge Northeast Allen Home, Barn & 5± Acres!



LOCATION (AUCTION HELD ONSITE):

21727 Hurshtown Road, Grabill, IN 46741
Located at the Corner of Hurshtown Road & SR 101, North of 37

OPEN HOUSE DATES: Tue, May 23 • 5-7pm & Sun, June 4 • 2-4pm
or Call Auction Manager for Private Showing (260.410.1996)



**• Over 5,000 Sq. Ft. 2 Story Home • 4 Bedroom • 3 ½ Baths • Huge Finished Lower Level • Walk-Out Deck Up
• Walk Out Covered Patio Below • Large 2 Story Barn • All Set Upon 5± Scenic Country Acres!!**

HOME FEATURES - HOME CUSTOM BUILT IN 1991


- Very large and beautiful kitchen with an abundance of updated oak cabinetry and many amenities, with walk out onto elevated deck!
- Very large Living Room / Dining Room combination with field stone fireplace. Also, has a walk-out onto the elevated deck
- Main Bedroom with spacious bath and walk-in closets.
- 2 bedrooms on the main level with a full bath in between in hallway
- Main level has utility room, and many extra closets and much storage
- 2 car finished garage with ½ bath off of the garage
- Complete Finished Huge Lower Level with full kitchen!
- Large Recreation area plus large Family Room area with stone gas fireplace
- Walk-out to the covered patio
- Additional bedroom with full bath.
- Additional room for storage and large utility and storage room!
- 40' X 60' Barn built in 1994 with heat, all concrete, and over-head doors
- Upstairs to barn for additional huge storage area.

SELLER: The Baughman Family Trust | **AUCTION MANAGER:** Jerry Ehle #AU19300123, #AC63001504

260.749.0445 • 866.340.0445 • www.SchraderFortWayne.com



Residential Agent Full Detail Report

Property Type	RESIDENTIAL	Status	Partial Listing	CDOM	DOM	Auction	Yes
MLS #	Temp-498019	21727 Hursttown Road	Grabill	IN	46741	LP \$0	
	Area	Allen County	Parcel ID	020411400010000062	Type	Site-Built Home	Waterfront
	Sub	None	Cross Street	St Rd 101	Bedrms	4	F Baths 3
	Township		Style	One Story	REO	No	Short Sale
	School District	EAC	Elem	Woodlan	JrH	Woodlan	SrH Woodlan
	Legal Description	New legal will be created a 5 acre sell off of 40 acres					
Directions		Corner of Hursttown Road and St. Rd. 101					
Inside City Lim...		City Zonin	County Zoning	Zoning Description			

Remarks Auction is June 15th at 6:00 p.m. Over 5,000 Sq. Ft. 2 Story Home • 4 Bedroom • 3 1/2 Baths • Huge Finished Lower level • Walk-Out Deck Up • Walk Out Covered Patio Below • Large 2 Story Barn • All Set Upon 5+/- Scenic Country Acres. PROPERTY DESCRIPTION: Custom built in 1991 Very large and beautiful kitchen with an abundance of updated oak cabinetry and many amenities, with walk out onto elevated deck! Very large Living Room / Dining Room combination with field stone fireplace. Also, has a walk-out onto the elevated deck Main Bedroom with spacious bath and walk-in closets. 2 bedrooms on the main level with a full bath in between in hallway Main level has utility room, and many extra closets and much storage 2 car finished garage with 1/2 bath off of the garage Complete Finished Huge Lower Level with full kitchen! Large Recreation area plus large Family Room area with stone gas fireplace Walk-out to the covered patio Additional bedroom with full bath. Additional room for storage and large utility and storage room! 40' X 60' Barn built in 1994 with heat, all concrete, and overhead doors Upstairs to barn for additional huge storage area.

Agent Remarks AGENTS MUST REGISTER YOUR CLIENTS WITH KIM BROWN Email kbrealstate01@aol.com THE REGISTRATION FORMS ARE IN THE ASSOCIATED DOC SECTION ALL REGISTRATION FORMS MUST BE BACK TO KIM THE DAY PRIOR TO THE AUCTION.

Sec	Lot	Lot Ac/SF/Dim	5.0000	/	0x0	Lot Desc	Corner, Level, 3-5.9999
Above Gd	Fin SqFt	2,586	Above Gd	Unfin SqFt	0	Below Gd	Fin
Age	32	New Const	No	Date	Ext	Stone, Vinyl	Bs...
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material
RM DIM	LVL	B-Main	2	1	Well Type	Private	Poured Concrete
L.. 28 x 22	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Gas
DR 16 x 12	M	B-Blw G	1	0	Fuel /	Propane, Forced Air	Dryer Hookup El...
F.. 35 x 22	M	Laundry Rm	Main		Heating		Dryer Hookup G/E
K.. 22 x 12	M	Laundry L/W	16 x 9		Cooling	Central Air	Disposal
BK x		AMENITIES Ceiling-Cathedral, Ceiling Fan(s), Deck Open,					Water Soft-Owned
DN x		Foyer Entry, Garage Door Opener, Natural Woodwork, Open					Water Soft-Rented
ME 15 x 17	M	Floor Plan, Patio Covered, Porch Covered, Range/Oven Hook					Alarm Sys-Sec
2.. 13 x 11	M	Up Elec, Stand Up Shower, Tub and Separate Shower, Main					Alarm Sys-Rent
3.. 11 x 13	M	Garage	2.0	/ Attached	/ 24 x 23	/	Garden Tub
4.. 14 x 15	L	Outbuildin...	Barn		40 x 60		Jet Tub
5.. x		Outbuildin...			x		Pool
RR 32 x 38	L	Assn Dues		Frequency	Not Applicable		Pool Type
LF x		Other Fees					SALE INCLUDES
E.. x		Restrictions					Dishwasher, Sump Pump, Water Heater Electric,
Water Acce...		Wtr Name		Water Frontage		Channel Fronta...	
Water Features				Water Type		Lake Type	
Auctioneer Name		Jerry W Ehle		Lic # AU19300123		Auction D... 6/15/2023	
Financing: Existing		Proposed		Cash, Conventional		Time 6:00 ...	
Annual Tax... \$5,421.08		Exemptions		Year Taxes Payable		2023	
Possession DOC						Assessed Value	
List Office		Schrader Real Estate & Auction - Off: 260-749-0445		List Agent		Jerry Ehle - Off: 260-749-0445	
Agent E-mail		jwehle1@aol.com		List Agent - User Code		UP388010700	
Co-List Office				Co-List Agent		List Team	
Showing Instr							
List Date 5/11/2023		Start Showing Date		Exp Date 7/31/2023		Owner/Seller a Real Estate Licensee	
Contract Type		Exclusive Right to Sell		Buyer Broker Comp. 2%		Variable Rate	
Virtual Tou...		Lockbox Type		Lockbox Location		Special List Cond. None	
Pending Date		Closing Date		Selling Price		Type of Sale	
Ttl Concessions Paid		Sold/Concession Remarks				How Sold	
Sell Office		Sell Agent				Conc Paid ...	
Co-Sell Office		Co-Sell Agent				Sell Team	

Presented by: Jerry Ehle - Off: 260-749-0445 / Jerry Ehle / Schrader Real Estate & Auction - Off: 260-749-0445

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 Trustee's Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction, on or before July 14, 2023.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee

of the property by virtue of the offering of the property for sale.

ACREAGE: All property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder(s) shall each pay half (50:50) of the cost of the perimeter survey any new survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either

expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**