



NEW HAVEN Real Estate AUCTION

Allen County, IN



7009 N. River Road,
Fort Wayne, IN 46815

CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709

AUCTION MANAGERS:
JERRY EHLE, 260-410-1996
MIKE ROY, 260-437-5428

Jerry W. Ehle, RB14044208, AU19300123
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Schrader Real Estate and Auction
Company, Inc., AC63001504



866-340-0445

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NOVEMBER 2025						
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Charming Ranch on 0.45 Acres with Workshop & Garden Appeal

NEW HAVEN Real Estate AUCTION



Allen County, Indiana
719 MOELLER ROAD, NEW HAVEN, IN 46774
(Just east of Werling Road)



Saturday, November 8 • 11:00am

866-340-0445 | SchraderFortWayne.com



NEW HAVEN Real Estate AUCTION

Saturday, November 8 • 11:00am



Allen County, Indiana
719 MOELLER ROAD, NEW HAVEN, IN 46774
(Just east of Werling Road)

- 3 BEDROOM BRICK FRONT RANCH
- NEARLY ½ ACRE LOT
- 2 BATHS- BRICK FIREPLACE
- 1634 SQUARE FEET
- NEWLY REMODELED KITCHEN- GRANITE COUNTERS
- 30' X 30' FULL CONCRETED POLE BUILDING
- UPDATED HOT WATER BOILER
- NEW VINYL REPLACEMENT WINDOWS
- BEAUTIFUL LANDSCAPING PLANTS

OPEN HOUSES:
Sunday October 19 • 2-4pm
Tuesday October 21 • 4-6pm

This well-maintained **three-bedroom, two-bath** ranch sits on nearly half an acre and features a beautifully **renovated modern kitchen** with stainless steel appliances and a large granite island — perfect for cooking and entertaining.

Enjoy the inviting **open-concept family room**, complete with a classic **brick wood-burning fireplace** and sliding doors that lead out to the spacious backyard. A separate **formal living room** and **dedicated entry foyer** offer additional space for relaxation and hosting.

The home boasts **three generously sized bedrooms**, including a primary suite with a private full bath. A **large hallway bathroom** and a **dedicated laundry room** add to the home's functionality.

Outdoors, the property shines with **pollinator-friendly landscaping** filled with plants that attract bees and butterflies. A standout feature is the **30' x 30' pole barn workshop**, fully equipped with a concrete floor and mostly insulated and finished — ideal for hobbies, storage, or a home business. A **garden shed** and **ample off-street parking** complete this versatile and picturesque property.



260-749-0445
866-340-0445

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SELLERS: Wayne C. & Rosemary E. Latham
AUCTION MANAGERS: Jerry Ehle, 260-410-1996 & Mike Roy, 260-437-5428



**ONLINE
BIDDING
AVAILABLE**

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in ONE (1) individual tract. There will be an open bid during the auction as determined by the Auctioneer. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: \$5,000 down payment at close of the 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. The terms of this agreement & any addendum are non-negotiable.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Buyer shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey has been ordered. The cost of the survey will be split 50:50 between the buyer & the seller.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

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.**



**SCHRADER
REAL ESTATE & AUCTION**

of Fort Wayne