

1.75[±] Acres Scenic Home AUCTION

Offered in 1 Tract

6869 Front St
Spencerville, IN

DeKalb County
Indiana



- 90± Feet of River Access
- Scenic Setting
- Expansive Garage Space

held on-site



Tuesday, July 21 • 6:00pm Eastern



Real Estate and Auction Company, Inc.
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606
#AC63001504
#CO81291723

Auction Manager | **Daniel Days**
260.233.1401

Daniel James Days • Real Estate Broker #RB22000867

	Sun	Mon	TUE	Wed	Thu	Fri	Sat
JULY	5	6	7	1	2	3	4
	12	13	14	8	9	10	11
	19	20	21	15	16	17	18
	26	27	28	22	23	24	25
				29	30	31	

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RC26-625

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DeKalb County

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The final high bid will be subject to the Seller's acceptance. The successful bidder will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

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 on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day of closing. Buyer will be responsible for all taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: It is expected that the sale will be completed without obtaining a new survey. In any event, a new survey will be obtained if & only if obtained in accordance with the terms of the purchase documents. The cost of any such survey will be shared equally (50:50) by Seller & Buyer.

CO-BROKERAGE: Schrader Auction will offer a commission to real estate agents if their buyer is the successful bidder. The agents must preregister for the auction ahead of time and inform the sale managers of the situation. **COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS.**

AGENCY: Schrader Real Estate & Auction Company, Inc. 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 and increments of bidding are at the direction and 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.

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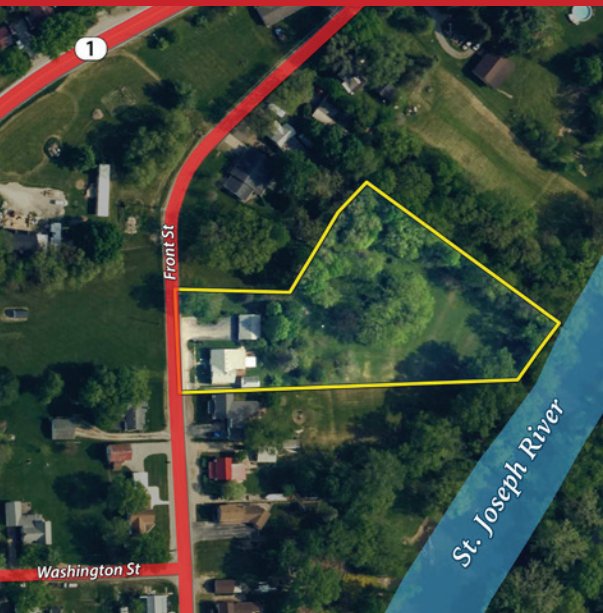
Sitting along the scenic St. Joe River, this charming property offers nearly 2 acres of beautiful land stretching through mature trees and landscaping to the river's edge. The peaceful setting provides a secluded atmosphere and the perfect place to relax, entertain, or simply enjoy the natural beauty of the waterfront. The 1,385 square foot home features 2 bedrooms, 1 full bathroom, and spacious living and dining areas. A standout feature of the home is the abundance of beautiful cabinetry in the kitchen, providing exceptional storage and workspace. Just off the dining area, the screened three-season room offers a wonderful spot to enjoy morning coffee or unwind in the evening while overlooking the picturesque backyard and river beyond. While the home's interior reflects its original character, many of the major mechanical updates have already been addressed. The Trane furnace was installed in 2019, a new roof was added in 2017, and the central air, water heater, and mechanical systems have been regularly serviced and maintained. The home is served by a private well and connected to city sewer. All appliances will remain with the property, making this an excellent opportunity for buyers looking to add their personal touches while enjoying a beautiful riverfront setting. The property also includes a large detached two-car garage built in 1990, offering ample space for vehicles, hobbies, or a workshop. An additional storage shed provides even more room for tools and equipment. Don't miss this opportunity to purchase a well-maintained home with scenic St. Joe River frontage, mature trees, and nearly 2 acres of peaceful outdoor space!

Directions to Property: Take SR 1 south out of Saint Joe for 2.25 miles. Before entering Spencerville, take a slight left turning onto Front St. Continue on Front St for 800' and the home is on the east side of the street.



Tract 1: Home and 1.75± acres. This 1,385 sq. ft home with 2 bedrooms and 1 bathroom has roughly 90 feet of river access along the St. Joe River. The property also offers a spacious 2-car garage and a smaller storage shed. There are many mature trees and landscaping leading down to the river.

Inspection Dates:
 Saturday, June 27 • 10:00am-Noon
 Thursday, July 9 • 4:00-6:00pm



Owner: Robert K. Melchi and Patricia M. Melchi Joint Revocable Trust

Auction Mgr: Daniel Days • 260.233.1401
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