

7009 N. River Road, Fort Wayne, IN 46815

AUCTION MANAGER: Jared Sipe 260-750-1553

#AC63001504 • #AU10700099

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

800-451-2709







SEPTEMBER 2020						
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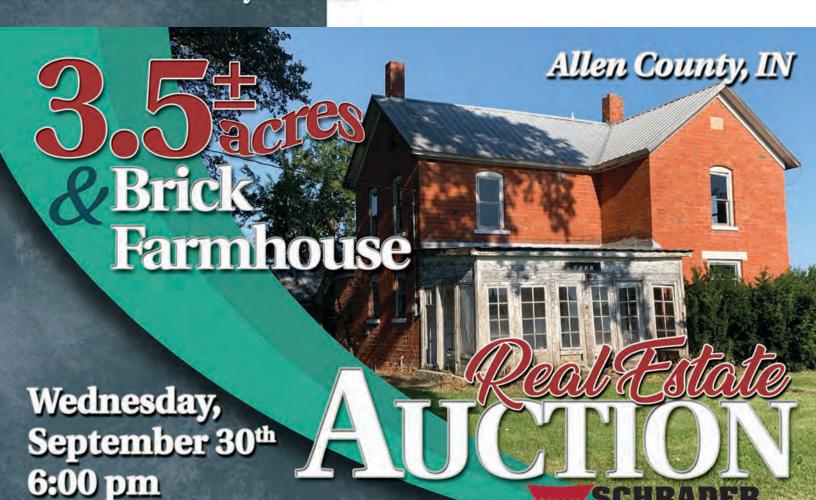






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3.5[±] acres&Brick Farmhouse

Allen County, IN

Wednesday, September 30th @ 6:00 pm

LOCATION: 4532 SR 101, Monroeville, IN 46773 - Auction held On Site DIRECTIONS: Property lies just North of E. Paulding Rd. on the West side of SR 101.

Rare Opportunity to purchase 3.5[±] Acres and Brick Farmhouse in Rural Monroeville at Public Auction!

- 2 story brick farmhouse
- Built in 1901 (per Allen County Assessor)
- Crawlspace foundation
- 1,701 sq. Ft. (per Allen County Assessor)
- 6 Rooms, 3 bedrooms, 1 full bathroom
- Kitchen: 14'x17'
- Living Room: 14'x14'
- Bedroom 1 main floor: 11'x13'
- Bedroom 2 upper: 14'x15'
- Bedroom 3 upper: 14'x18'
- Bedroom 4 upper: 13'x14'
- Newer propane forced air furnace
- Hardwood floors and natural woodwork
- Large 3.5± acre partially wooded lot including approximately 2± acres of tillable land
- Approximately 542' of road frontage along SR 101 and 281' deep

- 16'x32' brick building
- Metal Roof
- Gravel circle driveway
- Private well (pump approx. 2 years old), septic system & propane gas
- Zoned A1 agriculture
- 2019 pay 2020 taxes: \$1155.04 (no exemptions on file)
- East Allen County Schools: Heritage Elementary K-6 and Heritage Jr./Sr. High School 7-12
- Excellent rural location just North of Highway 30, easy access to Monroeville, Woodburn, New Haven, and Fort Wayne
- Home will need significant repairs and updates, excellent opportunity for the handyman. This property truly is a diamond in the rough and has great potential to be a one-of-a kind property.

MORE PHOTOS ON WEBSITE







OPEN HOUSE DATES: Sunday, September 6th • 2-4pm Monday, September 21st • 5-7pm or call for a private showing!

3.5±

Acres

Allen County, IN

Farmhouse

101

Owner: Phillip and Margaret Coonrod Auction Manager: Jared Sipe 260-750-1553

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered at

DOWN PAYMENT: \$2,500 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. The sale will be a cash transaction due to the condition of the improvements. No conventional, FHA, VA, or other lender financing will be accepted.

ACCEPTANCE OF BID PRICES: The successful

bidder will be required to enter into a purchase reement 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. Preliminary title work has

is due at closing. The closing shall take place representation, either express,

POSSESSION: Possession given the day of g, immediately following the closing. REAL ESTATE TAXES: Real Estate Taxes will be

(50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance

AND ABSENCE OF WARRANTIES: All information contained in this brochure and been ordered through Metropolitan Title and is available upon request.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price

all related materials are subject to the terms ANY ANNOUNCEMENTS MADE THE DAY and conditions outlined in the Purchase OF THE SALE TAKE PRECEDENCE OVER Agreement. The property is being sold on an PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

on or before October 30, 2020. Costs for an insured closing shall be shared 50:50 between or the Auction Company. All sketches and dimensions in the brochuse are approximate. Each potential bidder is responsible for conduct of his or her own independent bro-rated to the day of closing.

due diligence concerning the property. The SURVEY: A new perimeter survey will be information contained in the brochure is completed only if necessary for closing. The subject to verifications by all parties relying seller and successful bidder shall each pay half on it. The Seller or the Auction Company (50,50) of the cost of the coverage. inspections, investigations, inquiries, and assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of AGENCY: Schrader Real Estate & Auction Co. of the Auctioneer. The Seller and Selling Agents Fort Wayne, LLC., Inc. and its representatives reserve the right to preclude any person from are exclusive agents of the Seller. DISCLAIMER bidding if there is any question as to the bidding if there is any question as to the person's credentials, fitness, etc. All decisions

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