

# East Allen County Auction

## Woodburn Country Home



3 Bedroom Ranch on Full Walkout Basement • Set Up on Nearly 3 Secluded Acres, Plus a Barn!

Monday, October 11 • 6pm | Held Live & Onsite!

### Property Highlights:

- 3 Bedrooms and 2 ½ baths
- Large kitchen/dining area
- Huge great room with woodburning fireplace
- Walkout on to huge deck off of back bedroom and great room
- Full partial basement with walkout to back yard
- Geothermal electric forced air central air
- 2 Car attached garage with bump out for tool storage
- Large 24x38 bank barn with 3 overhead doors includes electric and concrete floors
- The home site is absolutely gorgeous!
- Large oak and hardwood trees/rolling terrain and scenic view!!!
- Home is on private drive that dead ends at this property!
- Farm fields surrounding the property!!

### Open House:

Sun, Sept. 19  
from 2-4pm



Location: 8027 Butt Rd E Woodburn, IN 46797



Listings as of 09/10/2021

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Partial Listing	<b>Auction Yes</b>					
<b>MLS #</b>	Temp-406628	<b>Address</b>	8027 E Butt Road	<b>City</b>	Woodburn				
		<b>State</b>	IN	<b>Zip</b>	46797				
<b>Area</b>	Allen County	<b>Parcel ID</b>	021009300003000052		<b>Type</b>	Site-Built Home			
<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b>	2	<b>H Baths</b>	1
<b>Location</b>	Rural	<b>Style</b>	One Story						
<b>School District</b>	EAC Elem	<b>Woodlan</b>	JrH	Woodlan	<b>SrH</b>	Woodlan			
<b>Legal Description</b>	W322.4 of S 396 of N 550 # 1/2 SW 1/4 Sec 9								
<b>Directions</b>	Old Hwy 24 past 101 to Butt Road								
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b>						

**Remarks** 3 Bedroom, 2 1/2 Bath, Large Kitchen, dining area, Huge Great Room with woodburning fireplace, Walk out on to Huge deck off of back bedroom and great room, Partial basement with walk out to back yard, geothermal electric forced air central air. 2 car attached garage with bump out for tool storage, large 24 x 38 bank barn with 3 overhead doors includes electric and concrete floors. The sitting of this home is absolutely gorgeous, large oak and hardwood trees/rolling terrain and scenic view. Home is on private drive that ead ends at this property. Farm fields surrounding the property.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.8900 /	0x0	<b>Src N</b>	<b>Lot Des</b>	Rolling, Slope, Wooded				
<b>Township</b>	Maumee	<b>Abv Gd Fin SqFt</b>	1,504	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Belw Gd SqFt</b>	1,504	<b>Ttl Fin SqFt</b>	1,504	<b>Year Built</b>	1980
<b>Age</b>	41	<b>New</b>	No	<b>Date Complete</b>		<b>Ext</b>	Wood	<b>Fndtn</b>	Full Basement, Walk-Out Basement	<b># Rooms</b>	6
<b>Room Dimensions</b>	<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County</b>	<b>Zoning Description</b>							
<b>DIM</b>	<b>L</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>WELL</b>	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes	
<b>LR</b>	25 x 13	M					<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No	
<b>DR</b>	x		<b>B-Main</b>	2	1	<b>Sewer</b>	Septic	<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split Flrpin</b>	No
<b>FR</b>	x		<b>B-Upper</b>	0	0	<b>Fuel /</b>	Electric, Forced Air, Geothermal	<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	No
<b>KT</b>	10 x 10	M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	11 x 10	M	<b>Cooling</b>	Central Air		<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	x		<b>Laundry Rm</b>	Main	5	x 6	<b>Alarm Sys-Sec</b>	No	<b>Fence</b>		
<b>MB</b>	13 x 16	M	<b>AMENITIES</b>	Deck Open, Disposal, Landscaped, Porch			<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>2B</b>	12 x 11	M		Covered, Main Floor Laundry			<b>Jet/Grdn Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>3B</b>	11 x 10	M	<b>Garage</b>	2.0	/ Attached	/ 30 x 22 /	<b>Pool</b>	No	<b>Garage Y/N</b>	Yes	
<b>4B</b>	x		<b>Outbuilding</b>	Barn	38	x 24	<b>Pool Type</b>		<b>Garage Dr Opnr:</b>	No	
<b>5B</b>	x		<b>Outbuilding</b>		x		<b>Off Street Pk</b>				
<b>RR</b>	x		<b>Assn Dues</b>	Not Applicable			<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Range-Electric, Sump Pump, Water Heater Electric			
<b>LF</b>	x		<b>Other Fees</b>				<b>FIREPLACE</b>	Family Rm, Wood Burning			
<b>EX</b>	x		<b>Restrictions</b>								
<b>WtrType</b>			<b>Water Access</b>	<b>Wtr Name</b>							
<b>Water Features</b>			<b>Wtr Frtg</b>	<b>Channel Frtg</b>	<b>Lake Type</b>						

**Virtual Tours:**

<b>Auction</b>	Yes	<b>Auction Reserve Price \$</b>		<b>Auction Date</b>	10/11/2021	<b>Auction Time</b>	6:00
<b>Auctioneer Name</b>	Jerry W Ehle	<b>Auctioneer License #</b>	AU19300123	<b>Exemptions</b>	Geothermal, Homestead,	<b>Year Taxes Payable</b>	2021
<b>Financing: Proposed</b>	Cash, Conventional	<b>Annual Taxes</b>	\$1,563.44	<b>Is Owner/Seller a Real Estate Licensee</b>	No	<b>Possession</b>	NEG
<b>List Office</b>	Schrader Real Estate & Auction - Offc.: 260-749-0445						

<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>	Yes
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>								
	Presented by: Jerry Ehle - Off: 260-749-0445 / Schrader Real Estate & Auction - Offc.: 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:** \$10,000 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 Warranty 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 November 12, 2021.

**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.

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