



**Open House**  
**To Preview The Real Estate:**  
**THURS., SEPTEMBER 2, 6-8PM**  
*or call office to set up private showing!*

**AUCTION**

**THURSDAY,  
 SEPTEMBER 16  
 at 6:00PM**

**GEORGETOWN AREA  
 HOME**

**5222 Forest Avenue**  
*Located off of Reed Rd., just south of E. State Blvd.*

**Great 3 Bedroom, 2 Bath  
 ranch style home on full  
 basement!**

**Home Features:**

- Surprising Spacious Home!
- Replacement Windows
- Newer Furnace
- Newer CA
- Newer Appliances
- Newer Flooring in Kitchen
- Enclosed Back Porch and Front Porch With Deck
- Lots of Storage
- Large Wooded Lot With Garden Area
- 220 Elect. in Garage
- Snider School District

*Annual Taxes: \$87.40 with Exemptions!!*

**Auctioneer:**  
**Jerry Ehle**



**SELLER:**  
**DOROTHY  
 VEVIA**



**260-749-0445 • 866-340-0445 • www.schraderfortwayne.com**

**REAL ESTATE AUCTION TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered at oral auction.  
**DOWN PAYMENT: \$1500** 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. 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 successful bidder will be required to enter into a purchase agreement 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.  
**DEED:** Seller shall provide a Warranty Deed.  
**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.  
**POSSESSION:** Possession day of closing, immediately following the closing.  
**REAL ESTATE TAXES:** Real Estate Taxes will be pro-rated to the day of closing.  
**SURVEY:** A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (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.  
**AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC., 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 "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own

independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**

# Residential Agent Full Detail Report

Listings as of 08/16/10 at 10:21am

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**ML#:** 201009949    **5222 Forest Ave Fort Wayne, IN 46815**    **Status:** Active    **LP:** \$(Auc)



**County:** Allen    **Parcel ID:** 020833330003000072    **Type:** Site-Built Home    **Area:** AL04  
**Sub:** Statewood Park    **Cross Street:** State    **Bedrms:** 3    **F Baths:** 2    **H Baths:** 0  
**Age:** 52    **Style:** Ranch  
**School District:** Fort Wayne Community    **Elem:** Haley    **JrH:** Lane    **SrH:** Snider

**Legal Desc:** Statewood Park.Sec B Lot 68  
**Directions:** State Street to Swayne Ave turns into Forest Ave. or Reed Road to Forest Ave.

**Remarks:** Auction Date is Sept. 16th at 6:00 p.m. Great 3 BR, 2 BA ranch style home with full basement that is partially finished. Replacements windows, Newer furnace, Newer CA, Newer Appliances, Newer jetted tub in the Hallway bath, Newer ceramic flooring in Kitchen. This home has plenty of storage, enclosed back porch area, nice wooded deck area off the front door, shed with electricity, nice size backyard and frontyard, there is garden area and plenty of trees. This 220 in the garage which is also heated.

**Agt Remarks:** Call Office for Detailed Brochure at 749-0445 ext 107. Agents must register your clients on our forms with Kim Brown prior to Auction. Forms need to be into our office 24 hours prior to day of sale.

**Sec:** B    **Lot:** 68    **Zoning:** R1 One Family Res.    **Lot Sz:** 0.321    **Src:** (Assessor)    **Lot Dim:** 70x200    **Lot Des:** Level  
**Township:** St Joe    **Abv Gd SqFt:** 1116    **Below Gd SqFt:** 840    **Below Gd Fin SqFt:** 410    **Arch Style:**    **Yr Blt:** 1958  
**Age:** 52    **New:** Not New    **Date Complete:**    **Exterior:** Aluminum    **Foundation:** Partial Basement, Partially Fi    **Rooms:** 8

Room	Dimensions	Baths:	Full	Half			Refrigerator:	Basement:
DIM	L F WT FP	B-Main	2		Water:	City	Yes	Yes
LR:	18x11	M C Y N			B-Upper	Sewer:	Range/Oven:	Fireplace:
DR:	13x8	M C N			B-Lower	City	Yes, Gas	No
FR:	0x0	N N N N			B-Bsmt	Fuel:	Hook Up	Guest Suite:
KT:	12x9	M T N				Gas		No
BK:	12x9	M T N				Heating:	Microwave:	Split Flrpln:
DN:	0x0	N N N			Laundry Area:	Forced Air	No	No
MB:	14x12	M C N			Basement	Cooling:	Dishwasher:	Ceiling Fan:
2B:	12x9	M C N			33x12	Central Air	Yes	Yes
3B:	12x10	M C N			Porch:		Disposal:	Skylight:
4B:	0x0	N N N			Enclosed	23x10	Yes	No
5B:	0x0	N N N			Patio:	No 0x0	Washer:	Foyer Entr:
RR:	33x11	L C Y			Deck:	Yes 9x15	Yes	No
LF:	0x0	N N N			Garage:	2, Attached, 26x21, 546sf	Dryer:	Nat.
EX:	0x0	N N N			Outbuilding:	Shed 0x0	Yes, Gas	No
					Outbuilding:		Hook Up	Woodwk:
					Assn Dues:	Annually, 10.00	Water Htr:	Handicap:
					Other Req Fees:		Gas	No
					Restrictions:		Water Soft:	Gas Grill:
					Lake Name:		No	No
					Lake Type:		Security:	Hot Tub:
							No	No
							Sys:	Fenced:
							Master Bath:	No
							Full	Yard:
							Jet/Grdn	Utility Shed:
							Jet	Yes
							Pool:	Golf Course:
							No	No
							Pool Type:	Public:
							None	No
							Waterfront:	Walks:
							None	Garage:
							Streets:	Yes
							Paved	GD Opener:
							Off Street	Yes
							Yes	
							Pk:	
							Driveway:	Gravel

**Auction:** Y

**Auctioneer Name/Lic.#:** Jerry W. Ehle AU19300123

**Occupant Type:**

**Financing:** Existing: Clear

**Annual Taxes:** 87.40

**Owner Name:**

**Proposed:** Cash, Conventional

**Exemption:** Over 65, Disabled    **Year taxes are payable:** Vet, Homestead

**Owner Phone:**

**Excluded Party:** None

**REO:** No

**Is Owner/Seller a Real Estate Licensee?:** No

**Possession:** NEG

**List Office:** Schrader Real Estate and Auction of Fort Wayne (260-749-0445)

**List Agent:** Jerry Ehle (Office:260-749-0445 x104 Cellular:260-410-1996)

**Fax Number:** 260-749-0913

**Agent**

**Agent Email:** jwehle1@aol.com

**ID:** SONHJEEH

**Co-Agent:**

**Co-Office:**

**Showing Inst:**

**List Date:** 08/12/10

**Exp Date:** 09/17/10

**Publish to Internet:** Yes

**Buyers Agent Compensation (BAC):** 2%

**BAC Comments:**

**Variable Rate:** No

*Presented By: Jerry Ehle/ Schrader Real Estate and Auction of Fort Wayne  
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