

PUBLIC AUCTION

Home & Outbuilding

Saturday July 16, 2016 @ 9:00 AM • 15309 Feighner Rd., Roanoke, Indiana 46783

Well maintained 4 bedroom, 3 bath home w/ attached garage & 36'x64' pole building on 1.95+/- acres outside Roanoke, Indiana. **SOLD IN MULTIPLE TRACTS**

Real Estate: 4 Bedroom, 3 full bath, 1,677 Square foot ranch over 1,212 square foot finished basement. Total square footage 2,889 on a 1.95+/- acres plus a 36' x 64' metal pole barn. **SOLD IN MULTIPLE TRACTS - Tract 1 - Home & Land, Tract 2 - Outbuilding & Land, Tract 3 - Combination.**

Tract 1. Home on .75+/- acre, 125' of frontage Feighner Road.

Kitchen: 14'x14' tiled floors, recessed lighting, tiled back splash, chair rail, pantry, and eat-at peninsula counter.

Dinette: 10'x11' tiled floors, lighted ceiling fan, full view glass doors with fluted casing to 14' x18' deck.

Great Room: 18'x14' Carpeted, 16' high cathedral ceiling, full view windowed gable over gas log with remote.

Foyer/ Main Hall: 8'x15', 16'x4' Carpet and tile, open stairwell to finished basement.

Laundry room: 6'x6' Built in cabinets, tile floors.

Guest Bath: 5'x10' Tiled.

Master Bedroom: 14'x14' Carpeted, lighted ceiling fan, gas log fireplace with remote.

Master Bedroom Bath: 11'x14' spa style with corner garden tub, heated tile floors, 4' x6' walk in closet.

2nd Bedroom: 13'x13' Laminated wood floors, ceiling light.



3rd Bedroom: 11'x13' Carpeted, lighted ceiling fan w/ remote.

Basement Family Room: 13'x45', 10'x20' Carpeted, gas log fireplace with remote, recessed lighting, walk-in closet, built-in book cases, egress window, and storage closet.

4th Bedroom: 8'x12' carpet, closet and egress window.

3rd Full Bath: 9'x5' Shower, vanity, stool and exhaust fan on tile floor.

Storage/Workshop: 33'x15' High efficiency furnace and A/C, PEX plumbing, gas water heater, 2 sump pumps, Culligan water softener (rented).

Garage: 23'x21', Attached, painted floor, peg board, Chamberlain opener w/ exterior key pad access.

Exterior Details: 2 Thermostat controlled exhaust attic fans, landscaped, chain link fence, concrete parking pad, limestone drive to paved county road, City sewer, 4" well.

Tract 2. 36'x64' Pole barn on 1.2+/- acre, 25' frontage on Feighner Road via a shared drive.

Pole Barn: Poured concrete floor, rough plumbed for bathroom, separate electric meter, 2 passage doors, 8'x10' overhead, 12'x14' overhead with electric opener, 10' eave, 14' peak, steel trusses and supports, 48 ceiling mounted flood lights. Steel exterior, double hung windows, landscaped, exterior lighting, limestone gravel parking to shared concrete access drive. NOTE: Should Tract 2 not sell to an adjacent land owner the new owner will have 1 year to construct a dwelling or remove the pole barn as per Allen County Zoning Ordinance. **Taxes: 2015 pay 2016, Tract 3- \$1,962.42**



Tract 1 - Outside



Tract 1 - Inside



HOME & OUTBUILDING • MULT. TRACTS



OPEN HOUSES:
Monday June 27th @ 5-6:30 pm
Monday July 11th @ 5-6:30 pm

REAL ESTATE SELLS @ 11:00 AM



Tract 2 Back View



Tract 2



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SCHEERER McCULLOCH AUCTIONEERS, INC.

515 E. Paulding Rd., Fort Wayne, IN 46816

(260) 441-8636

(260) 356-4111 Huntington Office

David Meyers- (260) 580-3400

Tim McCulloch- (260) 740-6429

Tim Scheerer- (260) 358-6994

Chris Scheerer- (260) 358-6996



AU10200127
AU19300036
AU11000012



MICHAEL & MARIE BERRY, OWNERS

Directions: Southwest Allen County, from the Airport Expressway take Smith Road south to Indianapolis Road and turn right, go approximately 4 miles to Hamilton Road turn right and go 1 mile to Feighner Road, turn left and look for auction signs on your left.

JULY 2016						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

TERMS ON REAL ESTATE: Buyer Brokers welcome (contact auctioneer for details). \$10,000 down on Tract 1 & Tract 2, \$20,000 down on Tract 3 day of auction, balance on closing. Buyer(s) to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid) due at closing. Property sold subject to confirmation of the owners. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure are the opinions of the sellers, Scheerer McCulloch Auctioneers, Inc. and its agents, however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections, research and opinions. All statements, measurements, zoning and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter. **Real estate closing within 30 days of auction.**

**Real estate taxes: Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay). RE taxes prorated to date of closing.*

TERMS ON PERSONAL PROPERTY: 10% buyers premium on all items. Cash, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sale final. Not responsible for accidents.

PERSONAL PROPERTY

1975 VOLKSWAGEN BEETLE: Great Project Car! — red exterior, tan leather interior, AM/FM radio, non-running at current state but was last time together. **1992 VOLKSWAGEN JETTA:** 1.8L, I4 engine, automatic transmission, 141,933 miles, 4-door sedan, gray cloth interior, red exterior, Pioneer AM/FM/CD player radio, AC/Heat. **ANTIQUES & COLLECTIBLES:** Franklin Heirloom Dolls - Wizard of Oz (entire set - new in box w/ tags); Logo Collection; Radio Flyer toy red wagons (small); antique snow sled; antique toboggan sled; antique military helmet; antique Gasboy fuel gun; Nikon 35mm film camera w/ lens, flash & other accessories; vintage holiday decor (Christmas); (2) pellet guns - (1) hand pistol & (1) rifle; Planter's Peanuts advertising display; metal farm toys; variety of children's toys; NASCAR diecast. **FURNITURE:** various night stands; buffet table; side tables; metal baby crib **HOUSEHOLD ITEMS:** Intex Above-Ground Pool; Dar's 7ft prelite tree; plastic mannequin bust; baby toys, puzzles & misc; baby highchair & pack n play; misc. household items - wall decor, artificial plants & flowers; canning jars; misc. glassware & jars; walking canes & walking sticks; full size bed frame; various lamps; black & white business copier machine; blankets & afghans. **JOHN DEERE 240 LAWN TRACTOR, TROY-BILT GARDEN TRACTOR, INTEX ABOVE GROUND POOL, LARGE AMOUNT OF POWER & HAND TOOLS, GARAGE AND OUTDOOR ITEMS:** John Deere 240 garden tractor - FC-420V overhead valve engine, 6-speeds, 38 inch deck, lights, yearly serviced; Troy-Bilt GTX-2446 garden tractor - 24hp Intek twin V engine, 5-speeds, 535 hrs, hydro, 46 inch deck, lights, yearly serviced; MTD 42 inch clearing snow blower attachment; Intex Above Ground Pool - 10' x 24' round, approx. 4 ft. deep, model 637R pump, 48' ladder & other accessories; 4' x 6' utility trailer w/ newer built sides; large selection of hand tools; Ryobi 410r, 31cc, 9 inch gas garden tiller; bird feeders; various yard chairs; Craftsman 6.75hp, 22 inch cut self-propelled mower w/ bagger; Scott's basic spreader; TD Industrial 6 inch bench grinder; Cleveland Co, small bench vise; various hammers, levels, squares; Guardian Power 5-speed, 5/8 inch, 1/2 hp heavy duty drill press; Pro-Tech table saw; Delta model 36-070 10 inch miter saw; Craftsman 16-inch scroll saw; patio glider; patio high top table w/ 4 chairs; Weber Smokey Joe charcoal grill, Stingray 10hp gas auger; Tool Shop 1/4 sheet sander; Ryobi 18v reciprocating saw; air powered paint sprayer; several tool combination kits; Skil 1 3/4hp fixed base router; 5 gallon air tank w/ hose; Poulan 14 inch electric chainsaw; Black & Decker 12v cordless drill w/ charger; jump box; jumper cables; large selection of gas cans; various selection of power tools - drills, saws, jig saws (names like Craftsman, Black & Decker, Skil, Power Kraft); nice selection of chisels, wrenches & sockets; Black & Decker 13 inch electric hedge trimmer; metal car ramps; misc. barn wood & scrap wood; Campbell Hausfeld 1hp air compressor; Craftsman Industrial table router; All Trade metal upright tool box; Werner 20 ft. aluminum extension ladder; Ryobi gas chainsaw w/ case; Cub Cadet 5hp, 20 inch cut self-propelled mower; Black & Decker shop-mates; portable air compressor; (3) different camping tents (8 man, 4 man & 12x12 dining).

MUCH MORE, COULDN'T LIST IT ALL!



ROANOKE, INDIANA

AUCTION

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MULTI-TRACT AUCTION IN ROANOKE, IN.

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