

Details at: www.ScheererMcCulloch.com



**609 W. South St.
Albion, IN 46701**

- 3 Bedrooms
- 1 Bathroom
- Ranch Home
- 1-Car Attached Garage
- Spacious Backyard
- Garden Shed
- Wood Deck
- Laundry Hookups
- & Much More!

REAL ESTATE

PUBLIC AUCTION

WEDNESDAY, DECEMBER 29TH, 2021 @ 5:00 PM

OPEN HOUSE:

MONDAY, DECEMBER 20TH @ 5-6:30 PM

SCHEERER
McCulloch
AUCTIONS • SENIOR RELOCATION • REAL ESTATE



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

4420 Ardmore Avenue
Fort Wayne, Indiana 46809

260-441-8636

DECEMBER 2021						
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CHARMING 3 BEDROOM 1 BATH HOME IN ALBION

960 SF • LOTS OF POTENTIAL • LAUNDRY HOOKUPS • ATTACHED GARAGE

WOOD DECK • GARDEN SHED • GAS FURNACE • & MORE

WHEN: Wednesday, December 29th, 2021 @ 5:00 pm

LOCATION: 609 W. South St., Albion, IN 46701

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REAL ESTATE PUBLIC AUCTION

WEDNESDAY, DECEMBER 29TH, 2021 @ 5:00 PM

609 W. South St., Albion, IN 46701

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Real Estate Terms:

Buyer Brokers welcome (contact auctioneer for details). \$6,500 down 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 Owner Property Survey split equally between buyer and seller at closing 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 35 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). Real estate taxes prorated to date of closing.

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