

REAL ESTATE PUBLIC AUCTION

7502 S State Road 105 South Whitley, IN 46787

WEDNESDAY, JULY 27TH, 2022 @ 6:00 PM



Details at: www.ScheererMcCulloch.com



TWO PARCELS

TRACT 1:

- 4BR
- 2.5 BA
- OUTBUILDINGS
- ON 6+/- ACRES
- 2406 SF HOME
- MOVE-IN READY

TRACT 2:

- 33+/- ACRES
- TILLABLE LAND
- ROAD ACCESS

OPEN HOUSES:

JULY 11TH / JULY 25TH
@ 5:00PM-6:30PM



4420 Ardmore Avenue
Fort Wayne, Indiana 46809
260-441-8636

JULY 2022

S	M	T	W	T	F	S
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3	4	5	6	7	8	9
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17	18	19	20	21	22	23
24	25	26	27	28	29	30



AU10200127
AU19300036
AU11000012



**TRACT
1**

- HOME 4BR • 2.5BA •
- OUTBUILDINGS • 6+/-ACRES
- WRAP AROUND PORCH •
- MATURE TREES •

**TRACT
2**

**33+/-ACRES
TILLABLE LAND & ROAD ACCESS**

**TRACT
3**

**COMBINATION
OF 1 & 2**

WHEN: Wednesday,
July 27th, 2022 @ 6:00 pm

AUCTION HELD: 7502 S State Rd 105
South Whitley, IN 46787

scheerermcculloch.com



SCAN QR CODE
TO VIEW MORE PHOTOS



Scheerer and McCulloch specializes in Senior Relocations, Downsizing,
Real Estate, Waterfront Properties, Personal Property Sales, and Appraisals.
Two locations: Fort Wayne and Indianapolis

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WEDNESDAY, JULY 27TH, 2022 @ 6:00 PM

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Terms: Buyer Brokers welcome (contact auctioneer for details). \$15,000 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 of the owner. 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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Fort Wayne IN
Permit #182

*****ECRWSSDDM*****

Postal Customer