

REAL ESTATE PUBLIC AUCTION

205 Dominic Street - Avilla, IN 46710

THURSDAY, AUGUST 4TH, 2022 @ 6:00 PM



SENIOR RELOCATION • REAL ESTATE • DOWNSIZING

Details at: www.ScheererMcCulloch.com



FOR MORE PHOTOS
AND INFORMATION

- 3 Bedrooms
- 2 Bathrooms
- 2 Car garage
- Privacy fence backyard
- 1238 SF

OPEN HOUSES:

MONDAY

JULY 25TH & AUGUST 1ST

@ 5-6:30PM





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

AUGUST 2022

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			



AU10200127
AU19300036
AU11000012



**3BR • 2BA • 1238 SF • RANCH HOME
PRIVACY FENCE BACKYARD • SHEDS**

WHEN: Thursday, August 4th, 2022 @ 6:00 pm

AUCTION LOCATION: 205 Dominic Street | Avilla, IN 46710

Details at: scheerermcculloch.com



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

REAL ESTATE PUBLIC AUCTION

THURSDAY, AUGUST 4TH, 2022 @ 6:00 PM

**AUCTION LOCATION:
205 DOMINIC ST | AVILLA, IN 46710**

scheerermcculloch.com

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 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 40 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.

Prsrt Std
US Postage
PAID
Fort Wayne IN
Permit #182

*****ECRWSSDDM****

Postal Customer