

# REAL ESTATE PUBLIC AUCTION

**SATURDAY, JUNE 18<sup>TH</sup>, 2022 @ 10:30 AM**



SENIOR RELOCATION • REAL ESTATE • DOWNSIZING

**Details at: [scheerermcculloch.com](https://scheerermcculloch.com)**

## SYLVAN LAKE

**690 Lakeside Drive  
Rome City, IN 46784**

- 3 Bedrooms
- 2.5 Bathroom
- 2,386 finished SF
- Fireplace
- LAKE FRONT VIEW 255'+/-
- Located off the main basin
- Concrete access drive
- Covered boat house
- Attached two car garage
- 20'x12' garden shed

### OPEN HOUSES:

**SATURDAY**

**MAY 28<sup>TH</sup> & JUNE 11<sup>TH</sup>**

**@ NOON-1:30PM**





SENIOR RELOCATION • REAL ESTATE • DOWNSIZING

4420 Ardmore Avenue  
Fort Wayne, Indiana 46809

**260-441-8636**

**JUNE 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		



AU10200127  
AU19300036  
AU11000012



## OPEN FLOORPLAN • EAT-IN KITCHEN • LOFT ORIGINAL WOOD FLOORS • BOAT HOUSE

**WHEN:** Saturday, June 18<sup>th</sup> 2022 @ 10:30 am

**AUCTION HELD:** 690 LAKESIDE DRIVE | ROME CITY, IN 46784

**Details at:** [scheerermcculloch.com](https://scheerermcculloch.com)



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**Terms:** Buyer Brokers welcome (contact auctioneer for details). \$30,000 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 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.

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Fort Wayne IN  
Permit #182

\*\*\*\*\*ECRWSSDDM\*\*\*\*

**Postal Customer**