

REAL ESTATE PUBLIC AUCTION

THURSDAY, MAY 5TH, 2022 @ 6:00 PM



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

OPEN HOUSES:

**MONDAY, APRIL 18TH
@ 5:00PM-6:30PM**

**MONDAY, MAY 2ND
@ 5:00PM-6:30PM**

Details at: www.ScheererMcCulloch.com

**4533 E Lafayette Esplanade
Fort Wayne, IN 46806**

- 4 Bedrooms
- 1 Full Bathroom Main Level
- 1 Full Bathroom Upstairs
- Full Basement (Unfinished)
- Zoned R-1
- Original Wood Flooring in Areas
- Asphalt Driveway
- Great mid-century home with original architecture elements
- Lots of Potential
- & Much More!





AUCTIONS • SENIOR RELOCATION • REAL ESTATE

4420 Ardmore Avenue
Fort Wayne, Indiana 46809

260-441-8636

MAY 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				



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AU19300036
AU11000012



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Terms: Buyer Brokers welcome (contact auctioneer for details). \$7,000 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 40 days after 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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