

**REAL ESTATE**  
**PUBLIC AUCTION**

**WEDNESDAY, JUNE 8<sup>TH</sup>, 2022 @ 6:00 PM**



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

**OPEN HOUSES:**

**MONDAY, MAY 30<sup>TH</sup> @ 5:00PM-6:30PM**

**MONDAY, JUNE 6<sup>TH</sup> @ 5:00PM-6:30PM**

**Details at: [www.ScheererMcCulloch.com](http://www.ScheererMcCulloch.com)**

**6323 S Hanna St  
Fort Wayne, IN 46816**

- 3 Bedrooms
- 1 Bathroom
- Unfinished basement
- Detached 2 car garage + pole barn
- Original woodwork/doors and wood floors under the carpet
- **1.2 ACRES!!!!**





AUCTIONS • SENIOR RELOCATION • REAL ESTATE

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



**3 BR • 1 BA • ORIGINAL WOODWORKING/DOORS**  
**LG LOT • 2 CAR DETACHED GARAGE • ADDITIONAL POLE BUILDING**  
**BLACK ASPHALT DRIVEWAY • COVERED BACK PORCH**

**WHEN: Wednesday, June 8th 2022 @ 6:00 pm**

**AUCTION HELD: 6323 S Hanna Street | Fort Wayne, IN 46816**

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**6323 S HANNA ST | FORT WAYNE, IN 46816**

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**Terms:** Buyer Brokers welcome (contact auctioneer for details). \$8,000 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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US Postage  
**PAID**  
Fort Wayne IN  
Permit #182

\*\*\*\*\*ECRWSEDDM\*\*\*\*

Postal Customer