

Details at: www.ScheererMcCulloch.com



PUBLIC AUCTION

REAL ESTATE AND PERSONAL PROPERTY

TUESDAY, FEBRUARY 19TH, 2019 @ 4:30 PM

REAL ESTATE SELLS @ 5:30 PM

OPEN HOUSES:

MONDAY, FEBRUARY 4, 2019 @ 5-6:30 PM

MONDAY, FEBRUARY 18, 2019 @ 5-6:30 PM

SCHEERER
McCulloch

AUCTIONS • SENIOR RELOCATION • REAL ESTATE

**Near N. Coliseum
and E. State**

4612 Woodstock Drive,
Fort Wayne, IN 46815

- 2,588 SF
- 4 Bedrooms
- 2.5 Baths
- 2 Car Attached Garage
- Tri-Level Home
- Well Maintained
- Pride in Ownership
- 20x25 Sun Room

**SELLING
REGARDLESS OF PRICE!**



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

4420 Ardmore Avenue

Fort Wayne, Indiana 46809

260-441-8636

FEBRUARY 2019						
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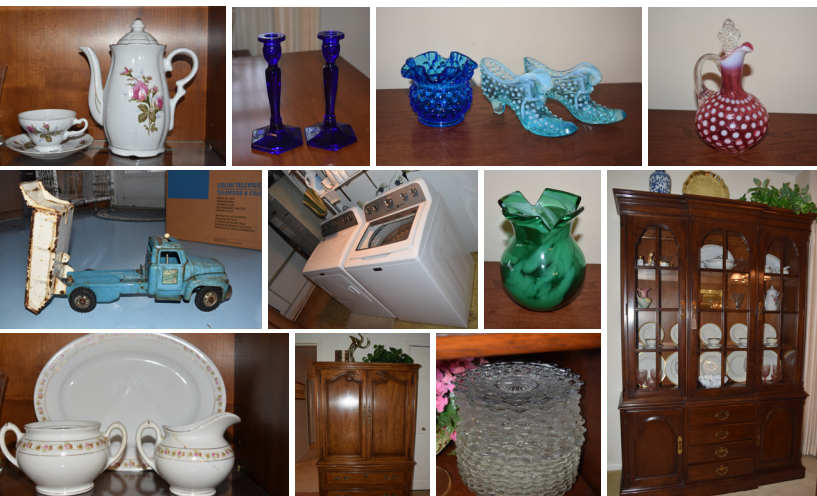
AU10200127
AU19300036
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4 Bedroom 2.5 Bath Tri Level Home with Attached Garage
Near N. Coliseum Blvd and E. State Blvd

DEPRESSION, FENTON, FOSTORIA & VASELINE GLASS, ANTIQUES
& COLLECTIBLES • DREXEL FURNITURE • LIKE NEW MAYTAG
APPLIANCES • & MUCH MORE!

This home features 4 nice sized bedrooms & living spaces, large sunroom and nice sized backyard for outdoor activities. Located northeast just minutes from Lions Park, River Greenway & Johnny Appleseed Park, Parkview Randallia, VA Hospital, Glenwood Park Elementary School, Lane Middle School, Snider High School, Purdue University Fort Wayne, Ivy Tech, churches and all the amenities in the N. Coliseum and E. State area. **Details Online: www.ScheererMcCulloch.com**



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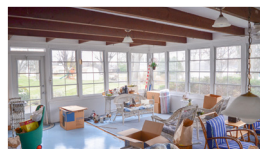
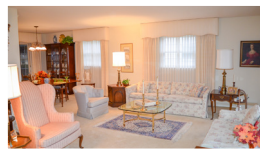
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Owner: Betty LeMasters

Real Estate 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 absolute, no reserve, sells regardless of price. 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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Postal Customer