



AUCTIONS • SENIOR RELOCATION • REAL ESTATE

4420 Ardmore Avenue • Fort Wayne, Indiana 46809

| NOVEMBER 2018 |    |    |    |    |    |    | DECEMBER 2018 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|
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| 4             | 5  | 6  | 7  | 8  | 9  | 10 | 2             | 3  | 4  | 5  | 6  | 7  | 8  |
| 11            | 12 | 13 | 14 | 15 | 16 | 17 | 9             | 10 | 11 | 12 | 13 | 14 | 15 |
| 18            | 19 | 20 | 21 | 22 | 23 | 24 | 16            | 17 | 18 | 19 | 20 | 21 | 22 |
| 25            | 26 | 27 | 28 | 29 | 30 |    | 23            | 24 | 25 | 26 | 27 | 28 | 29 |
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## Noble County 2 COMMERCIAL REAL ESTATE PUBLIC AUCTIONS

[www.ScheererMcCulloch.com](http://www.ScheererMcCulloch.com) for details

*Investment opportunities!*



Near Sylvan Lake!

◀ **Thursday,  
November 15  
6:00 pm**  
Commercial  
Building in  
Rome City  
  
252 Kelly St.  
Rome City, IN 46784

**Thursday, ▶  
December 6  
6:00 pm**  
Multiple  
Commercial  
Buildings & Land  
1352 Lincolnway S.  
Ligonier, IN 46767



# Investment opportunities! Noble County 2 COMMERCIAL REAL ESTATE PUBLIC AUCTIONS



AUCTIONS • SENIOR RELOCATION • REAL ESTATE



1

Near  
Sylvan Lake!

**THURSDAY, NOVEMBER 15, 2018 @ 6:00 PM**  
252 Kelly St. Rome City, IN 46784



2

3 Commercial Buildings  
2.78 Acres Vacant Land  
Finished Building

**THURSDAY, DECEMBER 6, 2018 @ 6:00 PM**  
1352 Lincolnway S. Ligonier, IN 46767

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# Noble County 2 COMMERCIAL REAL ESTATE PUBLIC AUCTIONS

Investment opportunities!

ScheererMcCulloch.com

**SCHEERER**  
*McCulloch*  
AUCTIONS • SENIOR RELOCATION • REAL ESTATE



1

**Thursday, November 15  
6:00 pm**

**Commercial Building & Lot**

**252 Kelly St. Rome City, IN 46784**

- Built in 2005
- 1,230 SF
- 70x80 Lot
- Building Type: Fast Food
- Adjacent to Millers Grocery
- Subject to Tenant's lease
- Tenant: Subway

**Directions:** Located 36 miles from Fort Wayne. Take Highway to 3 to Highway 6, turn left to Highway 9, turn right (north) to 252 Kelly St, Rome City, IN

REAL ESTATE TERMS: Buyer Brokers welcome (contact auctioneer for details). \$25,000 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.

**SCHEERER**  
*McCulloch*  
AUCTIONS • SENIOR RELOCATION • REAL ESTATE

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



2

**Thursday, December 6  
6:00 pm**

**Multiple Commercial  
Buildings & Land**

**TRACT 1:  
1352 Lincolnway S.  
Ligonier, IN 46767**

- 2 Commercial buildings (Family Dollar/ Ace Hardware combined building and Dari Point restaurant building)
- Zoned: General Business
- Built in 1956
- 17,413 SF
- 1.987 acres
- Zoned General Business
- Tenants: Family Dollar, Ace Hardware and Dari Point
- Building Type: Retail

**TRACT 2:  
Lincolnway S. Ligonier, IN 46767**

- 2.78 acres Commercial Land Adjacent to McDonalds

**TRACT 3:  
200 W US Highway 6,  
Ligonier, IN 46767**

- Built in 1964
- Zoned: General Business
- 10,000 SF Building

**TRACT 4 -  
BUY IT ALL!**

**KRDH LLC, OWNER**



**Directions:** Located 37 miles from Fort Wayne. Take Highway 33 north 37 miles to 1352 Lincolnway S, Ligonier, IN

REAL ESTATE TERMS: Buyer Brokers welcome (contact auctioneer for details). Tract 1 (Family Dollar/Ace Hardware/Dari Point) \$75,000 down, balance due on day of closing. Tract 2 (vacant land) \$20,000 down, balance due on day of closing. Tract 3 (10,000 sq ft building) \$15,000 down, balance due on day of closing. Tract 4 (all buildings and land) \$110,000 down, balance due on day of 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.

