

THE HEINE HOMESTEAD AUCTION

NEW HAVEN COUNTRY HOME & BARN

MONDAY, NOVEMBER 26 • 6PM

4213 MINNICH ROAD, NEW HAVEN, IN • LOCATED JUST ONE MILE SOUTH OF US 930, NEW HAVEN

Built in 1921: A Rock Solid, Beautiful, Modern Country Home w/ 5 BD & 2.5 BA • Large Barn • Quonset Building • Set Upon 2.5± Acres

Open House Dates: Sunday, November 4 • 2-4pm & Monday, November 12 • 4-6pm or call office to schedule private showing.



This property is conveniently located just south of New Haven in East Allen School District. It is close to schools, churches, shopping and restaurants. It is located ½ mile from the I-469 interchange at Minnich Road. What an opportunity to purchase a multi-generational farmstead at public auction!!

HOME FEATURES

- Large Beautiful Country Kitchen w/ abundance of cupboards
- Large Formal Dining Room w/ window seat off of kitchen
- Natural Woodwork Throughout the home
- Family Room off of Dining room & kitchen area plus ½ bath
- Living Room has built in cabinets plus a den area
- Master Bedroom is upstairs, has Master bath w/ walk-in closet, jetted tub, shower, & double bowl vanity
- Complete New Foundation is 20 yr. old
- Partial basement is finished, plus crawl space area
- Kinetico Water Softener
- 2592 sq.ft. of main living area plus 960 sq. ft. in basement
- Large 1800's Timber Frame barn. The main barn is 30' x 72' w/ 35' x 8' lean-to. Very desirable large timber frame barn w/ all concrete floors! Great for storage or parties!!
- Metal Quonset building is 48' x 70'. Newly painted just a year ago! Tons of storage in this building!
- All barns are in great condition! There is an in-ground Howe 30,000lb. truck scale included next to the timber frame barn.

SELLERS: Stan & Jo Heine

AUCTIONEER: Jerry Ehle AC63001504, AU19300123



REAL ESTATE AUCTION TERMS:

PROCEDURE: The property will be offered at public oral auction. **DOWN PAYMENT:** \$5000 down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. **ACCEPTANCE OF BID PRICES:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids. **EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price. **DEED:** Seller shall provide a Warranty Deed. **CLOSING:** The balance of the purchase price is due at closing, which will take place within

30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller. **POSSESSION:** Possession day of closing, immediately following the closing. **REAL ESTATE TAXES:** Real Estate Taxes will be pro-rated to the day of closing. **SURVEY:** A new perimeter survey will be completed only if necessary for closing. The seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. **AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC, Inc. and its representatives are exclusive agents of the Seller. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied,

concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**