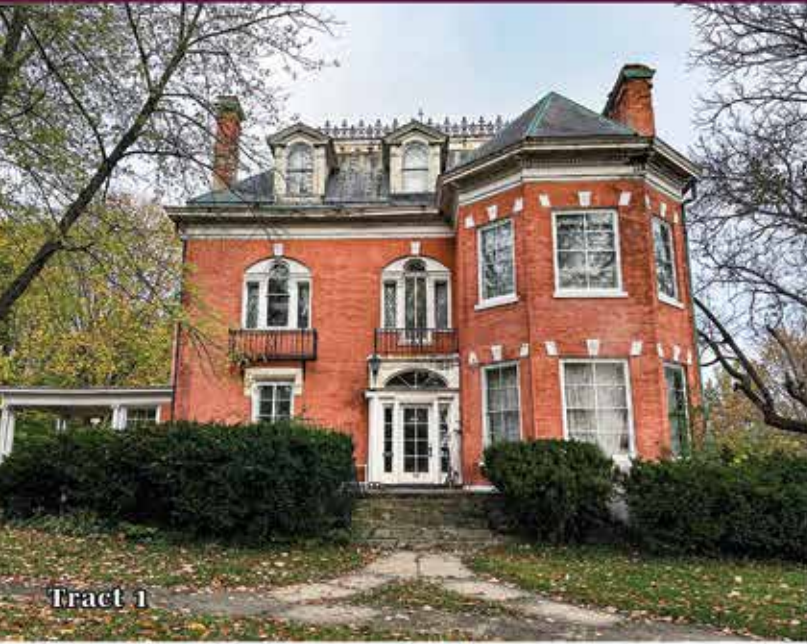


Miami County - Peru, IN

# OUTSTANDING MULTI-TRACT REAL ESTATE AUCTION

*Attention Investors, Home Buyers & Historical Home Enthusiasts:*

*6 Tract Auction, Including 4 Historical Homes, Church Building & The Artisan Art Gallery Commercial Building! All Located in Peru, IN!*



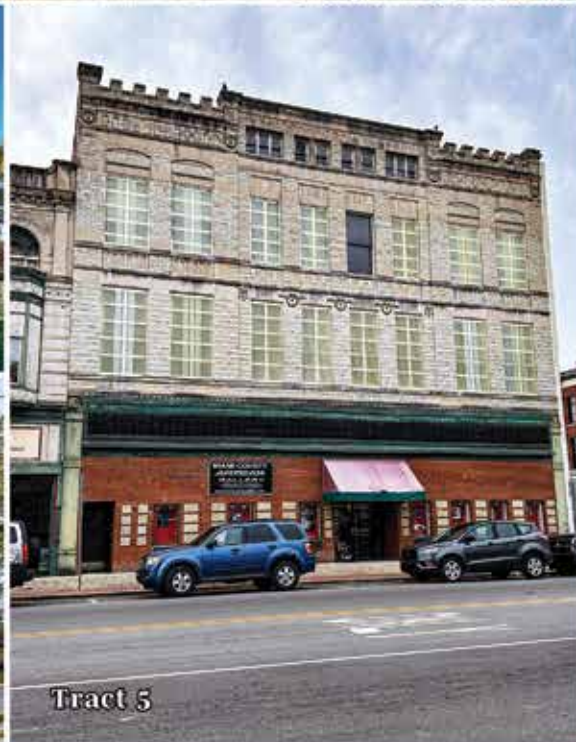
Tract 1



Tract 2



Tract 3



Tract 5



Tract 6



Tract 4

## Tuesday, November 28 • 6pm

Miami County - Peru, IN

# OUTSTANDING MULTI-TRACT REAL ESTATE AUCTION

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**INSPECTION DATES:**

Sun, Nov. 12 & 19  
from 2-4pm



**Auction Location**  
First Christian  
Church Firehouse

**AUCTION SITE:** First Christian Church Firehouse, 53 W Main St, Peru, IN 46970

**PROPERTY LOCATIONS:**

- Tract 1:** 54 N Hood St, Peru, IN 46970
- Tract 2:** 50 N Hood St, Peru, IN 46970
- Tract 3:** 66 N Hood St, Peru, IN 46970
- Tract 4:** 14 W 6th St, Peru, IN 46970
- Tract 5:** 22 N Broadway St, Peru, IN 46970  
(Also known as 20 N Broadway St)
- Tract 6:** 234 E 5th St, Peru, IN 46970



**ONLINE  
BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).  
You must be registered **One Week in Advance** of the Auction to bid online. For online bidding info, call Schrader Auction Co. 800-451-2709

## Tuesday, November 28 • 6pm



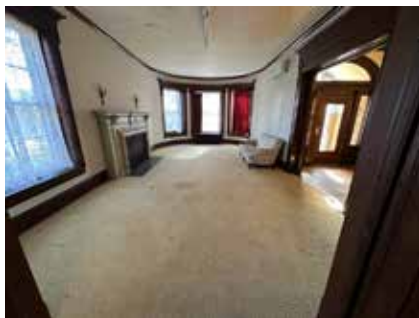
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**Owner:** Fletcher Durbin Estate  
**Auction Manager:** Jared Sipe • 260.750.1553

**Auctioneer's Note:** Please note, the 4 homes & church need repairs, updates & renovations. All properties are selling as-is & are not contingent on any inspections or repairs. Please bring your contractors & be prepared to bid your price, on a chance to own a piece of history in Peru, IN. Personal property auctions were conducted. The majority of property was sold & cleared out. However, each property (including garages & carriage houses) does have some items left in them. Whatever items remain with each tract the night of the auction, will remain with said tract & will become property of the successful bidder, regardless of type of items. The auction company & seller reserve the right to remove any items before the auction. Items that are present at the open houses may not be there the night of the auction & any potential bidder shall not assume any particular item of personal property is staying with the properties.

**Tract 1**

Spectacular 3 story Victorian brick mansion, formerly the Rosewood Inn bed & breakfast. The home was built in 1872 by the Shirk family. The home boasts 8,000± sq. ft. of finished area on a mostly full basement with 2,500± sq. ft. The home features all the natural beauty you would expect from this era including: Natural woodwork, 3 story staircase all original natural woodwork, stained glass windows, antique light fixtures, hardwood floors, pocket doors, built-in cabinetry, butler's pantry, maid's quarters with separate staircase, 4 fireplaces, newer gas steam radiant heating system, some split unit air conditioners. The home has 11 bedrooms, 8 full bathrooms, 3 half bathrooms, kitchen, formal dining room, living room, family room, den (all original wood paneling & built-in bookcases) & extra rooms. The home sits on a beautiful 1.132± acre lot in the heart of Peru. This is a spectacular home with a rich history. There is a 2 story 1,900± sq. ft. 4 car carriage house.



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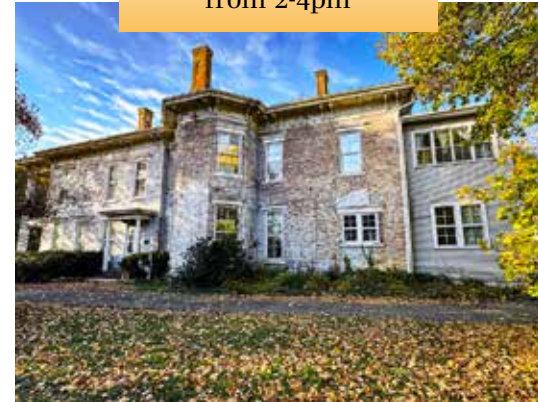
Miami County - Peru, IN

# OUTSTANDING MULTI-TRACT REAL ESTATE AUCTION



## INSPECTION DATES:

Sun, Nov. 12 & 19  
from 2-4pm



## Tract 2

Spectacular 2 story Italianate Neoclassical Revival limestone mansion. The home was built in 1862 by the Shirk family (some records indicate the original home was built in 1830 by the Hood family). The home boasts 7,700± sq. ft. of finished area on a partial cellar type basement. The home features all the natural beauty you would expect from this era including: Natural woodwork, curved staircase, antique light fixtures, hardwood floors, pocket doors, built-in cabinetry, butler's pantry, maid's quarters with separate staircase, 4 fireplaces, newer gas steam radiant heating system. The home has 7 bedrooms, 2 full bathrooms, 4 half bathrooms, kitchen, formal dining room, living room, great room, den & extra rooms. The home sits on a beautiful 1.418± acre lot in the heart of Peru (There is an driveway easement off of Hood St running through the bed & breakfast property to access this home. There is frontage on W Main St where an owned drive could potentially be put in to access the home). This is a spectacular home with a rich history. There is a 1,700± sq. ft. carriage house with attic area (The carriage house is currently not set up for car storage, but could easily be converted). This home is on the National Historical Registry, click on the downloads icon to view documentation regarding the registration & important history of the home.



## Tuesday, November 28 • 6pm

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## Tract 3

2 story project home with good investment potential. Built in 1890 with 1,900± sq. ft. & partial cellar basement. The home features natural woodwork throughout & hardwood floors. The home features 7 total rooms including 3 bedrooms upstairs & 1 full bathroom on the main floor & there is 1 fireplace. The home has a gas gravity heating system. There is a covered front porch. The home sits on a 48x52 lot in the heart of Peru (just across the alley from the bed & breakfast).



## Tract 4

Impressive 2 story historical multiplex home with good investment potential. Built in 1890 with 4,200± sq. ft. on a full basement with 2,200± sq. ft. The home features beautiful natural woodwork, hardwood floors, antique light fixtures, covered front porch, 3 fireplaces & a 3 car detached garage. The home features 14 rooms including 4 bedrooms 3 kitchens & 3.5 bathrooms. The home currently has 2 electric meters & 2 gas meters & has a newer gas steam radiant heating system. At one time it was listed as a 4 plex. It currently has possibilities to be anywhere from a 1 unit home to possibly 4. You be the judge & make it what you want. The home sits on a 57x193 lot close to downtown.



## Tract 5

Impressive 3 story artisan art gallery commercial building sitting downtown Peru with extra vacant lot. This building features 18,000± sq. ft. of building area including the basement. Great investment opportunity, with good rental history. Brick & limestone front façade. The building has gas forced air heat & central air. There is parking along N Broadway St & W Fifth St. The building sits on a 66x80 lot & there is a 22x80 vacant lot at the corner of N Broadway & W Fifth (26 N Broadway St) next to the building that is included with this tract.



## Tract 6

Beautiful historical brick church building with 3,100± sq. ft. on a full basement. The church has gas hot water heat. There is parking along N water St. The exterior overall is in good condition. The interior will need significant renovations.



### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered at oral auction as individual tracts, in combination & the entirety until the close of the auction as dictated by the auctioneer.  
**DOWN PAYMENT:** 10% down payment for single tracts, combinations, and/or the entirety is immediately due following the close of the auction. 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 & are capable of paying cash at the 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 & all bids.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price. Preliminary title work has been ordered & is available upon request.

**DEED:** Seller shall provide a Executor's Deed.

**CLOSING:** The balance of the purchase price is due at closing. The closing shall take place on or before December 28, 2023. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

**POSSESSION:** Possession given the 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 & successful bidders shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction Co. of Fort Wayne, LLC., Inc. & its representatives are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase

Agreement. The property is being sold on an "AS IS, WHERE IS" basis & no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate & should be verified by potential bidders & agents. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries & due diligence concerning the property. The information contained in the brochure is subject to verification 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 & increments of bidding are at the discretion of the Auctioneer. The Seller & 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.**

Miami County - Peru, IN

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Corporate Headquarters:  
950 N Liberty Dr, Columbia City, IN 46725



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				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			



**Auction Manager:** Jared Sipe • 260.750.1553  
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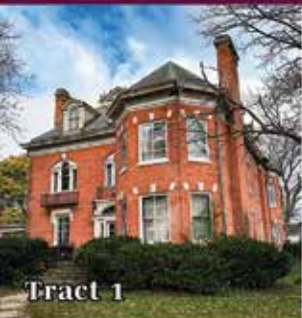
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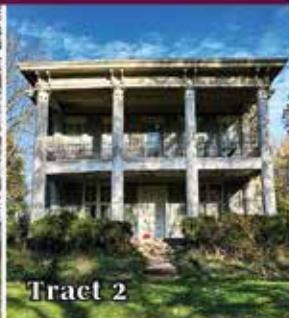
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Tract 5



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