

Noble County • Cromwell, Indiana

Real Estate Auction *Held On Site* Thursday, June 9th @ 6PM

3.49± Acres & 1 Story Home

Offered in 2 Tracts or in Combination



JUNE 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
			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

#AC63001504, #AC10700099

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of Fort Wayne

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950 N Liberty Drive, Columbia City, IN 46725

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TRACT 1:

- 1 story home on a crawlspace
- Approximately 1,000 Sq. Ft.
- 3 bedrooms
- 1 full bathroom
- 1.49 acre lot
- City utilities and natural gas
- Carport and covered front porch
- 18'x30' outbuilding
- Newer gas forced air furnace
- Approximately 183' of road frontage on W. Orange St.
- West Noble School Corporation
- Zoned R2 medium density single-family residential
- 2021 pay 2022 taxes \$391.78 with homestead deduction

TRACT 2:

- 2 acre vacant lot
- City Utilities
- Approximately 305' of road frontage on W. Orange St.
- Cromwell #425 drain tile runs through this tract on the Western portion of the tract, running North/South
- West Noble School Corporation
- Zoned R2 medium density single-family residential
- 2021 pay 2022 taxes \$60

SHOWINGS:
Please call 260.750.1553 to schedule a private showing with the auction manager

- **PROPERTY ADDRESS:** 132 W. Orange St., Cromwell, IN 46732
- **DIRECTIONS TO AUCTION PROPERTY:** Take N State Road 5 into Cromwell to W. Orange St. and turn Northwest to auction site.



AUCTIONEER'S NOTE: This property offers great potential and many possibilities. The home and building on tract 1 need significant repairs and renovations - an excellent opportunity for a handyman. The tracts could also be combined, the home and building razed creating a large 3.49 acre vacant site with city utilities, or the improvements could be razed and keep the tracts separate. The tracts can sell separate or in combination, whichever way maximizes the highest gross dollar amount to the seller. The auction company and seller make no representations or guarantees, if the tracts as separate units or as a whole, can be developed. Please contact the Noble County Planning Commission at 260-636-7217 to inquire if the property qualifies for any residential development.



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



OWNER: Uffie Spradlin Hensley Estate
PERSONAL REPRESENTATIVE: Glenn Hensley Jr.
AUCTION MANAGER: Jared Sipe, 260.750.1553

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at live auction as individual tracts and in combination.
DOWN PAYMENT: \$2,500 down payment on the day of auction for single tracts and \$5,000 for the combination 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. The sale of tracts 1 and 2 or the combination will be a cash transaction. No lender financing (conventional, FHA, VA, Etc.) will be accepted, please be prepared to pay cash if you intend to bid.
ACCEPTANCE OF BID PRICES: The successful bidder(s) 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. This is a court ordered sale to settle the estate. The Auction Company and seller

may need to get court approval. The buyer shall allow sufficient time to get court approval if needed.
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 through Assurance Title and is available upon request.
DEED: Seller shall provide an Executor's Deed.
CLOSING: The balance of the purchase price is due at closing. The closing shall take place on or before July 11, 2022. Costs for an insured closing shall be shared 50:50 between Buyer(s) and 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 on tracts 1 and 2 or the combination only

if necessary for closing. The seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey. If tracts 1 and 2 are sold separately, the successful bidders for tracts 1 and 2 will only pay half of the survey cost for the tract in which they bought. 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 an "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.