

PUBLIC AUCTION

**- ABSOLUTE -
- NO RESERVE -
SELLS REGARDLESS
of PRICE!**



**BUYER
BROKERS
WELCOME!**

**Saturday, October 23, 2010 @ 10 AM
5727 Larchwood Run, Fort Wayne, IN 46825**

3 BR RANCH HOME ON FULL FINISHED BASEMENT ADJACENT WOODED LOT AT 1620 COBBLEWOOD COVE "PAPERMILL BLUFFS"



OPEN HOUSES:

**Monday, October 4th @ 5pm - 6:30pm
Monday, October 11th @ 5pm - 6:30pm
Monday, October 18th @ 5pm - 6:30pm**

**SOLD IN 3 TRACTS
TRACT 1: HOME AT
5727 LARCHWOOD RUN
TRACT 2: WOODED LOT AT
1620 COBBLEWOOD COVE
TRACT 3: COMBINATION OF
TRACTS 1 AND 2**



INTERIOR FEATURES:

Entryway

- Large double doors
- Large guest closet with paneled wooden door
- Inlaid wood floor
- Paneled two way doors

Living Room

- Carpeted
- Large double hung windows
- Window treatment with shears

Dining Room (formal)

- Carpeted
- Large double hung windows
- Window treatment with shears
- Colonial crystal and brass overheard chandelier

Dining Room

- Carpeted
- Paneled galley doors

Kitchen

- Carpeted
- California ceiling
- Preparation island with drawers
- Countertop electric range
- Built in dishwasher
- Maple cupboards
- Built in oven and microwave
- Large Nutone outside exhaust hood

Breakfast Area beside kitchen

- Carpeted
- Entrance to garage
- Chandelier

Hallway

- Carpeted
- Built in record storage area with doors
- Large linen closet with paneled doors
- Wooden galley doors

Master Bedroom

- Carpeted
- Two large paneled closets
- Large walk-in closet
- Bathroom has walk-in shower and stage lights
- Built in TV area

Second Bedroom

- Carpeted
- Large paneled closet

Third Bedroom

- Carpeted
- Large paneled closet

Sunroom (16 x 24)

- Berber carpet
- Hanging lamp
- Jalousie windows
- Beautiful etched glass side door
- Rattan ceiling fan
- Paneled walls
- Wooden and fabric shades

Family Room/den

- Large gas log fireplace with heatilators and brick ledge
- Wooden mantel
- Carpeted
- 4' by 4' by 2' foot built in area wired for electronic system throughout the house

Basement

- Large finished area
- Carpeted
- Wet bar
- Paneled walls
- Work shop with 4' door - built in shop bench and wooden shelves
- Large storage area
- Lots of electrical outlets

Garage

- 23' x 22' with 10' ceiling
- Garage door opener
- Raised ledge around car area with utility sink and storage
- Built in drains
- Wood paneled walls
- Pull down steps to large floored attic
- Utility room with washer dryer fixtures and half bath off garage

Large Utility Room

- (12 by 15)
- Concrete, sloped ramp to garage
- Side door to patio

ANNUAL RE TAXES:

5727 Larchwood Run = \$2,128
1620 Cobblewood Cove = \$454.76

**ANTIQUES • COLLECTIBLES • HOUSEHOLD
• FURNITURE • APPLIANCES • GARAGE •
TOOLS • GAZEBO • AND MORE!**

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ANTIQUES • COLLECTIBLES • HOUSEHOLD • FURNITURE • APPLIANCES • GARAGE • TOOLS • GAZEBO • AND MORE!

ANTIQUES AND COLLECTIBLES: Antique painted dry sink, porcelain lamp, glass and brass tea cart, assorted glasses, tea cups and saucers, oval mirror, large hall mirror, hand carved wooden triple serving tray with wooden fruit, large antique chest on legs, large cedar chest, 78 and 33 records, Christmas decorations, oil lamp, variety of glassware, cups and saucers, glassware and crystal;

HOUSEHOLD, KITCHEN, AND MISC.: Hammond organ with 5' by 3' standing speaker, Conair foot spa, 8 folding metal chairs and 2 folding card tables, 3 pole lamps, metal 2 drawer file cabinet, wooden stand with drawers, large variety of wall hangings, pots and pans, walker, 2 canes, towel rack, flag poles, wrought iron wall hanging, wicker basket filled with matches through US. and abroad, variety of wicker baskets (some with lids), large variety of hanging planters with plants, 19" and 27 inch consol TVs and VCR, Early American Sunbeam wall clock, TV tray, metallic gold wall tray, lighted artificial tree, glass hanging lamp, desk lamp, garment bags, wicker wall hangings and other assorted wall hangings;

FURNITURE: Twin beds with bolsters and linens, beautiful wooden desk with black inlaid leather top, 5' wooden privacy screens, 4 black leather covered bar stools, 7' fabric couch and two matching chairs, wooden spindle baby bed, metal desk and office chair, 2 wooden chest of drawers, wooden book cases, beautiful wooden round dining room table with 2 inserts and 6 matching chairs, three piece dining room suit with rectangular table, inserts, 6 chairs, china cabinet and low boy buffet, love seat, wicker foot stool, fern stand, Rattan couch, end tables, chair and stand table;

APPLIANCES: three year old side by side Frigidaire refrigerator with water and ice dispenser, brown refrigerator, White-Westinghouse washer and dryer;

GARAGE TOOLS AND OUTDOOR: Wooden shop horses, assorted shovels, rakes, tennis rackets and balls, gutter guard material, folding picnic table, wooden folding ladder, aluminum 2 piece extension ladder, Weber charcoal grill, pushbrooms, extension cords, dolly, assorted bungee cords, car top carrier, work table, steel patio furniture set with cushions, steel umbrella table with 4 chairs, iron front porch furniture, four globe antique street light, hose caddy and hoses, 2 Schwinn bicycles; **LARGE VINYL GAZEBO with suspended porch swing; and MORE!**



OCTOBER 2010						
S	M	T	W	T	F	S
					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
31						

TERMS ON REAL ESTATE: Buyer Brokers welcome (contact auctioneer for details). TRACT 1: \$5,500 down day of auction, balance on closing. TRACT 2: \$2,500 down day of auction, balance on closing. Buyer to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid price) 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 is the opinion of 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 and opinions. All measurements 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 45 DAYS OR SOONER.

*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). RE taxes prorated to date of closing.

TERMS ON PERSONAL PROPERTY: Cash, checks, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sales final. Not responsible for accidents.



AU10200127
AU19300036

JANE L. HENDRY, owner



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