

# ONLINE REAL ESTATE AUCTION

1415 W 742 N Fremont, IN 46737

Bidding Now Open and Closes  
Thursday, July 1st @ 7pm



## TURN KEY LAKE GEORGE PROPERTY FEATURING

*3 Bedroom, 2 Full Bath, 1,144 SQ Feet, Featuring an Open Concept Layout! 30'x36' Heated Pole Barn, 14'x27 Detached Garage, Sitting on .20 Acres, Approx. .05 Acres Across the road with Approx 66' Of channel Frontage Dock Included!*

*Appliances and Furniture Stay with Real Estate!*

**OPEN HOUSE: SATURDAY, JUNE 19TH 10AM-NOON**  
*Gerke Family, Owners*

Auction Terms & Conditions: \$15,000 nonrefundable down payment due at close of auction. Possession of Real Estate at closing Or With an additional \$25,000 Nonrefundable down payment buyer can assume possession day of auction! Closing to be within 45 days of auction. Real Estate Taxes prorated to date of closing. Estimated annual taxes \$2,248.38 total on both parcels W/O exemptions. No Survey will be provided. Title search, title policy and closing cost to be split 50/50 between buyer and seller. Not Sold Subject to Inspections, Please have inspections done Prior to day of auction, Seller has 24 hours upon closing of Auction to Accept, Reject or Counter any and all offers. \$1,000 online administration fee will be charged to the buyer. Opening Bid of \$100,000 Not Responsible for accidents. Auctioneers Note: Any statements made day of sale take precedence over all printed matter. Auctioneers License: Josh Krueckeberg (AU1980008)

[kjauction.com](http://kjauction.com)

260.724.7402

@kjauction

# Residential Agent Full Detail Report

Listings as of 05/25/2021

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202119186	1415 W 742 N Street	Fremont	IN	46737	Status	Active	LP	\$0
Area		Steuben County	Parcel ID	76-03-15-420-513.000-006Type Manuf. Home/Mobile Ho...					
Sub		Jamestown Village	Cross Street	Bedrms	3	F Baths	2	H Baths	0
Location			Style	One Story		REO	No	Short Sale	No
School District		FMC Elem	Fremont	JrH	Fremont	SrH	Fremont		
Legal Description		JMSTN VIL LOT 1 B8 & PT SE 1/4 SEC 15 .02A JAMESTOWN VILLAGE							
Directions		Old 27 to Lane 201 Head West House Located on the SW Corner of mill Pond With lake frontage on the NE Corner!							
Inside City Limits		City Zoning	County Zoning	Zoning Description					

**Remarks** PUBLIC AUCTION VIA ONLINE ONLY VISIT KJAUCION.COM TO BID! Bidding Now Open!! Featuring a Turn Key Property with access to lake George 3 Bedroom, 2 Full Bath, 1,144 SQ Feet, Open Concept Layout! 30'x36' Heated Pole Barn, 14'x27 Detached Garage, Sitting on .20 Acres, Approx. .05 Acres Across the road with Approx 66' Of channel Frontage Dock Included! \*All appliances & furniture stay with the sale of the real estate!\*

**Agent Remarks** Auction Terms & Conditions: \$15,000 nonrefundable down payment due at close of auction. Possession of Real Estate at closing Or With an additional \$25,000 Nonrefundable down payment buyer can assume possession day of auction! Closing to be within 45 days of auction. Real Estate Taxes prorated to date of closing. Estimated annual taxes \$2,248.38 total on both parcels W/O exemptions. No Survey will be provided. Title search, title policy and closing cost to be split 50/50 between buyer and seller. Not Sold Subject to

Sec	Lot	Lot Ac/SF/Dim	0.2000 / 8,712 / 66X132	Src Y	Lot Des	Corner			
Township	Jamestown	Abv Gd Fin	SqFt 1,144	Below Gd Fin	SqFt 0	Ttl Below Gd	SqFt 0	Ttl Fin	SqFt 1,144
Age	31 New No	Date Complete		Ext Vinyl		Fndtn	Crawl	Year Built	1990
Room Dimensions		Baths	Full Half	Water	WELL	Basement Material			
	DIM L	B-Main	2 0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No
LR	15 x 12 M	B-Upper	0 0	Fuel	Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No
DR	12 x 10 M	B-Blw G	0 0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No
FR	x			Cooling	Central Air	Disposal	No	Ceiling Fan	No
KT	10 x 10 M	Laundry Rm	Main	7	x 5	Water Soft-Owned	No	Skylight	No
BK	x					Water Soft-Rented	No	ADA Features	No
DN	x					Alarm Sys-Sec	No	Fence	Wood
MB	15 x 13 M					Alarm Sys-Rent	No	Golf Course	No
2B	9 x 7 M	Garage	1.0 / Detached	14	x 27 / 378.00	Garden Tub	No	Nr Wilkg Trails	No
3B	9 x 7 M	Outbuilding	Pole/Post Bu...	14	x 27	Jet Tub	No	Garage Y/N	Yes
4B	x	Outbuilding		x		Pool	No	Off Street Pk	
5B	x	Assn Dues		Not Applicable		Pool Type			
RR	x	Other Fees							
LF	x	Restrictions							
EX	x	Water Access	CHFR	Wtr Name	LkGeorge				

WtrType	Lake	Wtr Frtg	66.00	Channel Frtg	66.00		
Water Features	Pier/Dock	Lake Type		SKIL			
Auction	Yes	Auctioneer Name	Krueckeberg Auction & Realty	Auctioneer License #	AU11500020		
Owner Name							
Financing: Existing		Proposed		Excluded Party	None		
Annual Taxes	\$2,248.38	Exemptions	No Exemptions	Year Taxes Payable	2021	Assessed Value	
Is Owner/Seller a Real Estate Licensee	No	Possession	NEG. See Terms				
List Office	Krueckeberg Auction and Realty - Offc.: 260-724-7402	List Agent	Trevor Gray - Cell: 260-223-7503	List Agent - User Code	UP388053697		
Agent E-mail	trevor@kjauction.com	Co-List Office		Co-List Agent			
Showing Instr		Start Showing Date					
List Date	5/25/2021	Exp Date	7/5/2021	Publish to Internet	Yes	Show Addr to Public	Yes
Allow AVM	Yes	Show Comments	Yes				
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	\$1,000	Vari.Rate	No
Special List Cond.	None						
Virtual Tours:		Lockbox Type	NONE	Lockbox Location	NONE	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks				CDOM	0
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent	

Presented by: Trevor Gray / Krueckeberg Auction and Realty

Information is deemed reliable but not guaranteed.

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**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R6/6-14)

Date (month, day, year)

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code) **1415 W 742 N, Fremont, IN 46737-9698**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer		X			Septic Field/Bed					
Clothes Washer	X		X		Hot Tub	X				
Dishwasher	X				Plumbing			X		
Disposal	X				Aerator System	X				
Freezer	X		X		Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood			X		Water Heater/Electric	X				
Microwave Oven			X		Water Heater/Gas			X		
Oven			X		Water Heater/Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener				X	
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic and Holding Tank/Septic Mound	X				
TV Antenna/Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?			X		
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat			X		
Garage Door Opener / Controls		X			Furnace Heat/Gas			X		
Inside Telephone Wiring and Blocks/Jacks				X	Furnace Heat/Electric	X				
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace	X				
Smoke/Fire Alarm(s)			X		Fireplace Insert	X				
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)			X		Humidifier	X				
60/100/200 Amp Service (Circle one)			X		Propane Tank	X				
Generator	X				Other Heating Source	X				

**NOTE:** Means a condition that would have a significant "Defect" adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 6-17-21	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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Property address (number and street, city, state, and ZIP code)				1415 W 742 N, Fremont, IN 46737-9698					
<b>2. ROOF</b>		YES	NO	DO NOT KNOW	<b>4. OTHER DISCLOSURES</b>		YES	NO	DO NOT KNOW
Age, if known				X	Do structures have aluminum wiring?			X	
Years.					Are there any foundation problems with the structures?			X	
Does the roof leak?			X		Are there any encroachments?			X	
Is there present damage to the roof?			X		Are there any violations of zoning, building codes, or restrictive covenants?			X	
Is there more than one layer of shingles on the house?				X	Is the present use of non-conforming use? Explain:			X	
If yes, how many layers?									
<b>3. HAZARDOUS CONDITIONS</b>		YES	NO	DO NOT KNOW					
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X		Is the access to your property via a private road?			X	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			X		Is the access to your property via a public road?		X		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X		Is the access to your property via an easement?			X	
Explain:					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			X	
					Are there any structural problems with the building?			X	
					Have any substantial additions or alterations been made without a required building permit?			X	
					Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X	
					Is there any damage due to wind, flood, termites, or rodents?			X	
					Have any structures been treated for wood destroying insects?			X	
					Are the furnace/woodstove/chimney/flue all in working order?			X	
					Is the property in a flood plain?			X	
					Do you currently pay for flood insurance?			X	
					Does the property contain underground storage tank(s)?			X	
					Is the homeowner a licensed real estate salesperson?			X	
					Is there any threatened or existing litigation regarding the property?			X	
					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X		
					Is the property located within one (1) mile of an airport?			X	
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)									
SOLD AS-IS AT PUBLIC AUCTION!									

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Signature of Seller <i>Gale Wuerke</i>	Date (mm/dd/yy) 6-17-21	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.

