

WIEGMANN WILL SELL

ESTABLISHED IN 1945
NOT THE OLDEST, NOT THE LARGEST, BUT THE BEST



**22030 Campbell Road
Spencerville, IN 46788**

Directions: St. Rd 101 to Campbell Road,
East on Campbell Road to property, 4th
house on the Right. Watch for signs!

**TUESDAY
MAY 25, 2021
Real Estate @ 6 pm**

**2,688 total sq ft Home w/4 Bedrooms, 2 Bath on Finished Walkout
Basement, 2 car Garage all on 2.5 acres w/3/4 acre stocked pond**

MAIN LEVEL:

Living Room.....18x18
Dining Room.....20x13
Kitchen.....12x14
Master Bedroom.....12x13
Bedroom.....11x11
Bedroom.....14x10

BASEMENT:

Bedroom.....9x14
Family Room.....29x14
Rec Room.....14x21

Addtl Amenities:

Partially Wooded
¾ acre stocked pond
Gazebo
Fenced in play area w/Swing set
Firepit
Septic
Well
Heat-Pump
Built-in Desk
Ceiling Fans
Countertops-Laminate
Open Deck
Disposal

Dryer Hook-up Electric
2 Car Garage w/Garage Door
Opener
Landscaped
8x10 Shed
2 Paddle Boats

Built in 1975
Allen County
Springfield Township
School District: East Allen County
House Finished 2,688 Total SQ FT
Annual Taxes: \$1,271

Check out our website for all of our auctions • WIEGMANNAUCTIONEERS.COM

WIEGMANN AUCTIONEERS

812 E. Tillman Road
Fort Wayne, IN 46816

(260) 447-4311

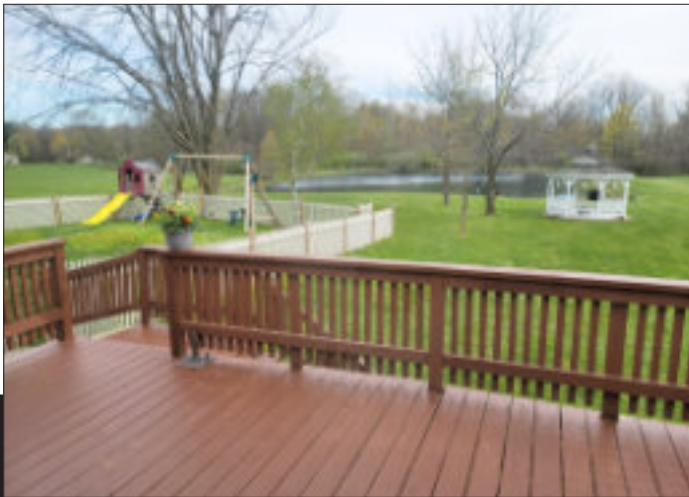
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Ron #AU08900060



Updated ranch on finished basement, walkout basement on 2.5 acres, Gazebo overlooks pond, which is stocked with Bass, Bluegill, Crappie & Grass Carp. Fruit trees and Raspberry briars lining the back of the property. Updated energy star windows, hardwood floors resealed in 2019. Rare fireplace with custom live edge black walnut mantel!

2 Paddle boats and swing set to remain. Appliances: Stainless Steel Electric Range, Side-by-Side Refrigerator, Microwave also remain.



TERMS ON REAL ESTATE: \$10,000.00 DOWN balance due on closing. Property sold subject to confirmation of personal representative. 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 Wiegmann 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 to be within 45 days of the auction date 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 owner is required to pay). Real Estate taxes prorated to date of closing.

TERMS ON PERSONAL PROPERTY: Payment forms: Cash, checks, MC/Visa/Discover (3% credit card convenience fee). All items sold as-is. Statements made day of sale takes precedence over printed matter. All sales are final. Not responsible for accidents.

Daylan & Elyssa Barnard, Owners