

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 2± acre unit.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be the

responsibility of the Buyer pro-rated to date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, 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 expressed 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 conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and 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.

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGERS:
ARDEN SCHRADER
260-229-2442

PHIL WOLFE • 260-248-1191
(Personal Property)
AC63001504, AU01050022, AU19900139

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Real Estate **AUCTION**
2 ± Beautiful Setting • Mature Trees • Pond • 4 Bedroom Home • Great Location
2 ± Acres   
WHITLEY COUNTY, IN

MAY 2024

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	31	

2 ± Beautiful Setting • Mature Trees • Pond • 4 Bedroom Home • Great Location
2 ± Acres
WHITLEY COUNTY, IN • 1536 W Business 30, Columbia City, IN 46725



 **800-451-2709**
SchraderAuction.com
3% Buyer's Premium

Real Estate **AUCTION**
Thursday, May 9th • 6:00 PM



2± Acres Beautiful Setting • Mature Trees • Pond • 4 Bedroom Home • Great Location

Real Estate AUCTION

Thursday, May 9th • 6:00 PM



PROPERTY LOCATION:
1536 W Business 30,
Columbia City, IN, 46725
AUCTION HELD ON SITE

The winding asphalt driveway leads past the pond to the 2-story home. The 2200± sq. ft. 4 bedroom home is nestled into a beautiful setting with mature trees. The home has a fireplace with natural gas log. All appliances stay with the home. Enjoy the pond or 32'x16' in-ground pool. Come and inspect a country setting within the city limits. Inspect the property, arrange financing and Bid your Price!

REAL ESTATE INSPECTION DATES:
Monday, April 15 • 4-6 pm
Saturday, April 20 • 10am-Noon
Wednesday, May 1 • 4-6 pm
Or by appointment

**TIMED ONLINE
PERSONAL PROPERTY AUCTION**
Sunday, April 28 at 5:00 pm
Contact Phil Wolfe at 260-248-1191
for more information.

**OWNER: VICKI WINES
AUCTION MANAGER:
ARDEN SCHRADER, 260-229-2442**



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.

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