

REAL ESTATE TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract, as a total 2.6+/- acre unit. There will be open bidding during the auction as determined by the Auctioneer.

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

DOWN PAYMENT: 5% nonrefundable 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 PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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(s).

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

POSSESSION: Possession is at the closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) beginning with taxes due in 2026 and thereafter.

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 have 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 descriptions 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. Combination purchases will receive a perimeter survey only.

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 MANAGER:
ROBERT MISHLER**

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APRIL 2025						
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			
Timed Online Only - Lots Start Closing 5:30pm						
APRIL 2025						
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			
Real Estate - Live Onsite - 9am						

**REAL ESTATE
& PERSONAL
PROPERTY**

2 AUCTIONS

Noble County, IN

**STARTER HOME
2.63± ACRES
REAL ESTATE
AUCTION**

**Saturday, April 12th
@ 9:00am**

*11534 N State Road 3,
Kendallville, IN 46755*

**ONLINE ONLY
PERSONAL PROPERTY
AUCTION**

**Wednesday, April 2nd
@ 5:30pm**

*Appliances - New Scooter/Convalesce Items
Furniture - Antiques - Craft Supplies
Outdoor/Shop and Antique Motors*

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REAL ESTATE & PERSONAL PROPERTY

2 AUCTIONS

Noble County, IN

REAL ESTATE AUCTION - held onsite Saturday, April 12th @ 9:00am

AUCTION LOCATION:

11534 N State Road 3, Kendallville, IN 46755

Starter Home. 1,520 sq ft, 2/3 bedrooms, 2 bath home with attached garage and 30' x 40' pole building with concrete floors all situated on 2.6± acres.

OPEN HOUSES: Saturday, March 15th • 10am-12pm
Monday, March 17th • 3pm-5:30pm
Monday, April 7th • 4:30pm-6pm

ONLINE ONLY - PERSONAL PROPERTY AUCTION Wednesday, April 2nd @ 5:30 PM

APPLIANCES

- GE refrigerator • Kenmore washing machine • Kenmore natural gas cook stove • Kenmore 600 top-load washing machine • Kenmore electric dryer • Maxlife vacuum cleaner • Starcraft metal desk

NEW SCOOTER - CONVALESCENCE ITEMS

- Solite S1 electric scooter, new, used 1 time • Hospital bed • Exercise bike

FURNITURE

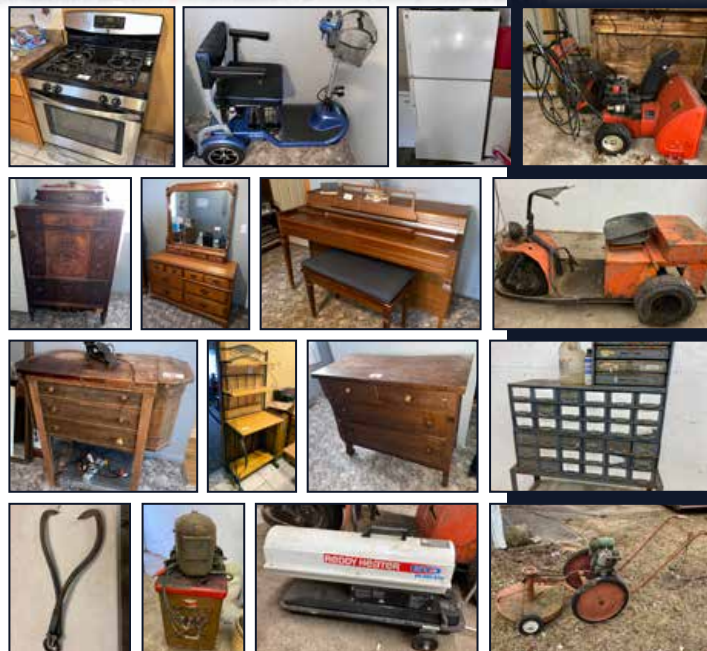
- Oak cabinets • Poplar China cabinet • Drop leaf table • Oak table • Kitchen table & 4 chairs • Baker's rack • Rocking chairs • Love seat • End table • Like new recliner sofa • Oak dresser • 4 drawer dresser with hanky drawer • Maple dresser

ANTIQUES - CRAFT SUPPLIES

- Painting and ceramic craft items • Quilting and crochet craft items • Picture frames • Large flat screen TV • Suitcase • Library table legs • Costume jewelry • Christmas decorations • Golden books • Singer sewing machine in oak cabinet • Lots of canning jars • Vera Bradley purses • Croquet set • Blankets • Milk can

OUTDOOR/SHOP AND ANTIQUE MOTORS

- Cushman gas 3-wheel scooter • Ford Ranger pickup, for parts • LP gas grill • Walk-behind weeder • Pump jack • Maytag wash tubs • Reddy heater • Maytag and Clinton gas engines • Large truck jack • MTD snow blower • Several chain saws • Log tongs • Garden hose



PERSONAL PROPERTY TERMS:

- 12% Buyer's Premium per lot added to all winning bids. Additional 3% surcharge if you pay by credit card.
- All items are sold "AS IS", without any warranty of any kind.
- Payment is due by the end of the 2nd business day after the auction.

 **SCHRADER**
Real Estate and Auction Company, Inc.

OWNER: BARBARA J (BILL) TARGGART

AUCTION MANAGER: ROBERT MISHLER, 260-336-9750

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