

TERMS OF SALE OUTLINED:

1. 10% Cash down payment at close of auction. Cash or cashier's check or a personal or corporate check immediately negotiable is satisfactory for the down payment.
2. Balance of purchase price is due in cash at closing, which will take place within 15 days of presentation of insurable title. The cost for an insured closing at Fidelity National Title Company, 108 W. Main St., Warsaw, IN, will be shared 50/50 between Buyer and Seller.
3. Seller shall provide a Trustee Deed and Owner's Title Insurance Policy.
4. Taxes shall be pro-rated to date of closing.
5. Possession is at closing.
6. Your bids are to be based solely upon your inspection. All real estate sold "as is" without physical warranty. Seller and agent are not assuming any responsibility for warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits or water and septic permits. There is no warranty of wells or septic systems on the property.

OVER THIS PRINTED MATERIAL.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE

7. All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.
 8. At the close of the auction, Buyer(s) will be required to execute an Agreement to Purchase Real Estate and Addendum. This agreement is available for your review in your Bidders Packet. The terms of this agreement and addendum are non-negotiable.
 9. The Lead Base Paint form for the home is on display with the auction information and will be executed at the end of the auction.
 10. Schrader Real Estate & Auction Company, Inc. and its representatives are the exclusive Agent of the Seller.
- Thank you for your interest in this offering. If you have any questions, please feel free to talk to one of our representatives.

REAL ESTATE AUCTION

lakefront home
in 3 tracts

SCHRADER
Real Estate and Auction Company, Inc.
NOBLE COUNTY, INDIANA

950 North Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:

260-244-7606

Gary Bailey

800-659-9759

AC63001504, AU09200000



Follow us on:



800.659.9759
www.GaryBaileyAuctions.com

JULY 2014						
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		

REAL ESTATE AUCTION

lakefront home
in 3 tracts
NOBLE COUNTY, INDIANA

East of North Webster • South of Cromwell
West of Wolf Lake
Lakefront Home • Potential Building Sites
Fishing • Boating • Recreation
Prime Knapp Lake Property

Saturday, July 26 • 10:00 AM

SCHRADER
Real Estate and Auction Company, Inc.



Lakefront home REAL ESTATE AUCTION

in 3 tracts

NOBLE COUNTY, INDIANA
KNAPP LAKE

Saturday, July 26 • 10:00 AM



**EAST OF NORTH WEBSTER • SOUTH OF CROMWELL
WEST OF WOLF LAKE**

PROPERTY LOCATION: 809 S Circle Drive East, Cromwell, IN, 46732. From SR 13 at North Webster turn east on Backwater Rd. changes to (CR 200 S in Noble County) 4.5 miles to CR 950 W turn north 1.25 miles to circle Drive, turn right to property, or 5.5 Miles south of Cromwell on SR 5 to CR 200 S then turn east to 950 W, or from US 33 at Wolf Lake turn west 3 miles on CR 100 S to Gilbert Lake Rd. turn left and follow 2.5 miles to CR 950 W then right to Circle Dr.

AUCTION LOCATION: On site

TRACT DESCRIPTIONS:

TRACT #1: Scenic views of Knapp Lake. Enjoy 50' of lakefront. fishing and recreation. 1.5 Story, 1656 square foot, three or four bedroom home, eat in kitchen, one bath, attached 22'x30' two car garage and a 16'x28' shop or storage building on the lot across the street.

TRACT #2: 50' Potential lakefront building site or combine with Tract #1 for 100' of lakefront.

TRACT #3: Consists of 3 lots great potential building sites all with lake access from Lot 18 on Little Bause Lake.



**INSPECTION
DATES:**
Saturday, June 28th
Sunday, June 29th
1 - 3 PM



**Buy any tract, combination of tracts
or buy the entire property!**

OWNER: The Melba Conrad Estate
AUCTION MANAGER: Gary Bailey

574-858-2859

800-659-9759

www.GaryBaileyAuctions.com

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