



Saturday, October 10th at 10 AM
on site

**LAKE HOME &
POLE BUILDING**

2.9 Acres AUCTION

Prime Lake Front and Channel Front on Oliver Lake
Wolcottville, Indiana
Lagrange County

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GARY BAILEY
AUCTION MANAGER:

7032 N 400 W, Leesburg, IN 46538

SCHRAEDER
Real Estate and Auction Company, Inc.

OCTOBER 2015						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
				15	16	17
				22	23	24
				29	30	31
25	26	27	28	29	30	31
18	19	20	21	22	23	24
11	12	13	14	15	16	17
4	5	6	7	8	9	10



CLOSING: Closing shall take place within 30 days of proof of marketable title.
chase price.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.
DEED: Sellers will provide a Warranty deed.

The final bid price is subject to the Seller's acceptance or rejection.
chase agreement at the auction site immediately following the close of the auction.

APPROVAL OF BID PRICE: The successful bidder will be required to enter into purchase agreement with the Seller(s) securing financing.
RESPONSIBLE FOR ANY CLOSING COSTS INCURRED DUE TO THE BUYER(S) SECURING FINANCING.

IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING, Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.
CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING.

of cash, cashier's check, personal check or corporate check. YOUR BIDDING IS NOT
auction with balance in cash at closing. The down payment may be in the form
DOWN PAYMENT: 5% of the accepted bid as down payment on the day of the
termined by the auctioneer.

PROCEDURE: There will be open bidding on the property during the auction as determined by the auctioneer.

Real Estate Auction Terms & Conditions

POSSESSION: 15 Days after closing.

DITCH ASSESSMENTS: Any Ditch assessments due after closing shall be the Buyers' responsibility.

REAL ESTATE TAXES: Taxes shall be pro-rated.

SURVEY: There will be no survey as the property has existing legal descriptions.
expense.
EASEMENTS: The sale of the property is subject to any and all easements of record.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or sellers. Each potential bidder is responsible for conducting his or her own independent investigation of the property.

specifications, 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. All sketches and dimensions in this brochure are approximate. Auction Company. Except for any express warranties set forth in the sale documents, purchasers assume all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

2.9 Acres

Prime Lake Front and Channel Front on Oliver Lake

Wolcottville, Indiana

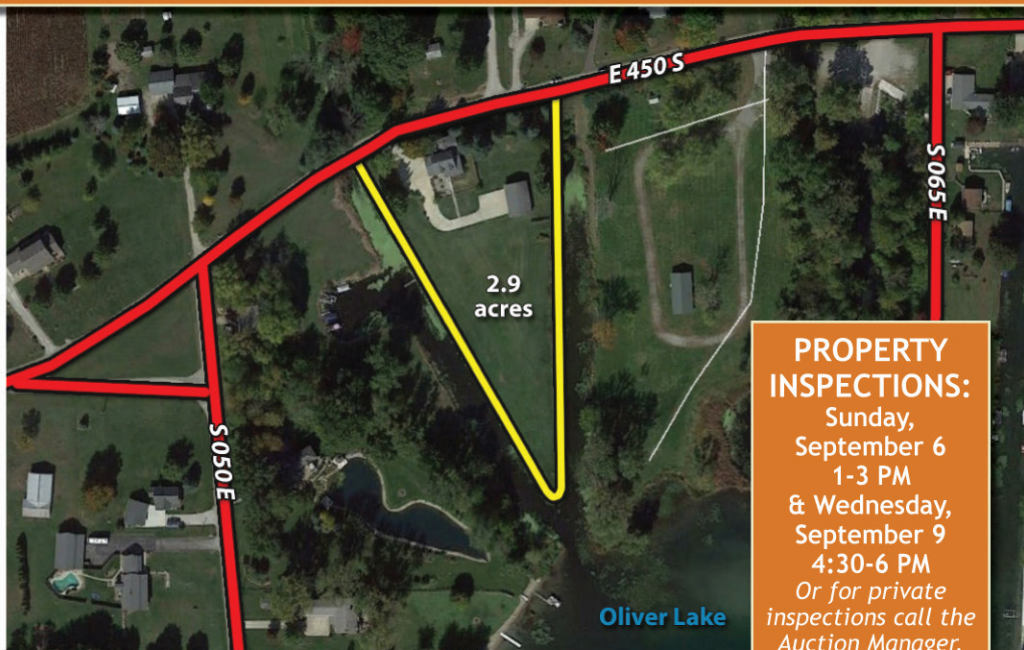
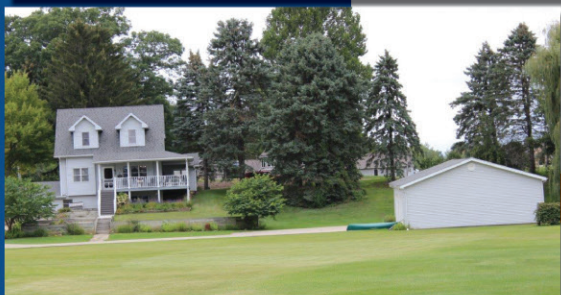
Saturday, October 10th at 10 AM

Lake Home and pole building

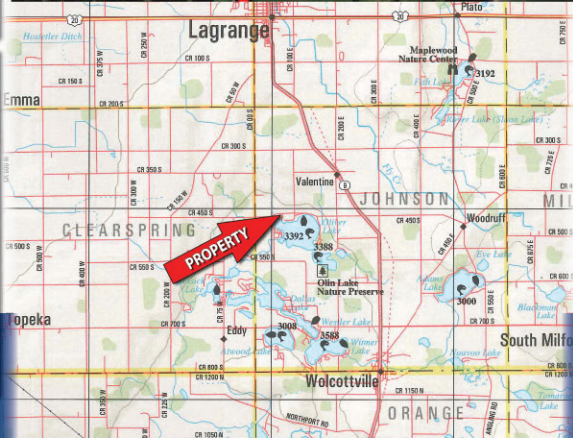
PROPERTY AND AUCTION LOCATION: 0450 E 450 S, Wolcottville, IN. 3.5 Miles north of Wolcottville or 4.5 miles south of Lagrange on SR 9 to CR 450 S turn west 2 miles to property on left.

PROPERTY DESCRIPTION: Enjoy 80' of Prime Oliver lakefront and approximately 1100' of channel front on 2 sides of the property with breathtaking views of the lake from this Cape Cod hillside home on 2.9 acres. With wrap around covered porch including 2 car garage and 35'x50' vinyl sided pole building for storage with concrete driveway. This 3 bedroom, 3 bath, 2600 square foot home features an eat in kitchen with a great view of the lake and all appliances and living room with fireplace. Forced air heat, central air, water softener, 4" well and city sewer. Ski, boat and fish this all sports lake and connecting Olin and Martin Lakes. Parcel ID# 44 -10-18-200-008.000-010

OWNERS: Robert & Helen Holbrook • **AUCTION MANAGER:** Gary Bailey



PROPERTY INSPECTIONS:
Sunday,
September 6
1-3 PM
& Wednesday,
September 9
4:30-6 PM
Or for private
inspections call the
Auction Manager.



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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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.