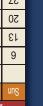
www.schraderauction_.









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#AC63001504, #AU01005815, #AU01050022 Arden Schrader, 260-229-2442

AUCTION MANAGER:

e-mail: auctions@schraderauction.com

290-244-7606 • 800-451-2709

Columbia City, IN 46725 950 N. Liberty Drive

DEED RESTRICTIONS: The following deed restric-

title insurance policy in the amount of the purchase price.

EVIDENCE OF TITLE: Seller shall provide an owner's

auction. All final bid prices are subject to the Sellers' ac-

the auction site immediately following the close of the

will be required to enter into Purchase Agreements at

ACCEPTANCE OF BID PRICES: All successful bidders

be sure you have arranged financing, if needed, and are

DING IS NOT CONDITIONAL UPON FINANCING, SO

check, personal check, or corporate check. YOUR BID-

The down payment may be made in the form of cashier's

auction for individual tracts or combinations of tracts.

DOWN PAYMENT: 10% down payment on the day of

Auctioneer. Bids on tracts, tract combinations and the

combinations during the auction as determined by the

acre unit. There will be open bidding on all tracts and

al tracts, any combination of tracts and as a total 25.91±

PROCEDURE: The property will be offered in 3 individu-

Auction Terms & Conditions:

DEED: Seller shall provide Warranty Deed(s).

ceptance or rejection.

cabable of paying cash at closing.

total property may compete.

P.O. Box 508







POSSESSION: Possession is at closing.

County Health Department.

two-car, attached garage.

be shared 50:50 between Buyer(s) and Seller.

responsibility of the Buyer(s) beginning with taxes due

REAL ESTATE TAXES: Real estate taxes will be the

tation of insurable title. Costs for an insured closing shall

closing, which will take place within 15 days of presen-

CLOSING: The balance of the purchase price is due at

beyond each individual tract are required by the Whitley

berimeter drain tile outlets it perimeter drain tile outlets

access will be provided over tracts in this property for

PERIMETER DRAIN TILE EASEMENT: Easement

have no less than a 5/12 roof pitch and no less than a

story homes shall be 1,800 square feet. All homes must

1,600 square feet. The minimum square footage on 2

minimum square footage on 1-1/2 story homes shall be

on single story homes shall be 1,400 square feet. The

tootage (exclusive of garages, basements and porches)

cal doublewide modular homes.) The minimum square

Code: (This would exclude all mobile homes and typi-

homes must be built to the Indiana 1 & 2 Family Dwelling



















Inc. and its representatives are exclusive agents of the AGENCY: Schrader Real Estate & Auction Company,

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

-soloud

flurated based on current legal descriptions and/or aerial boseq ponugaijes are approximate and have been es-ACREAGE: All tract acreages, dimensions, and proproperty by virtue of the offering of the property for sale. the property. No party shall be deemed an invitee of the pility for Bidder's safety during any physical inspection of personnel. Further, Seller disclaims any and all responsiusve been scheduled and will be staffed with auction due diligence concerning the property. Inspection dates independent inspections, investigations, inquines and responsible for conducting, at their own risk, their own tions shall apply if the property sells in multiple tracts: All PROPERTY INSPECTION: Each potential Bidder is Seller.

RIAL OR ANY OTHER ORAL STATEMENTS MADE. SALE TAKE PRECEDENCE OVER PRINTED MATE-ANY ANNOUNCEMENTS MADE THE DAY OF THE

OFFERED IN 3 TRACTS · COLUMBIA CITY, IN

Columbia City, IN

All decisions of the Auctioneer are final. sny question as to the person's credentials, fitness, etc. the right to preclude any person from bidding if there is of the Auctioneer. The Seller and Selling Agents reserve increments of bidding are at the direction and discretion or the Auction Company. Conduct of the auction and accuracy, errors, or omissions is assumed by the Seller verification by all parties relying on it. No liability for its Lue information contained in this prochure is subject to induries, and due diligence concerning the property. nis or ner own independent inspections, investigations, mate. Each potential bidder is responsible for conducting All skerches and dimensions in the drochure are approxiproperty is made by the Seller or the Auction Company. resentation, either expressed or implied, concerning the an "AS IS, WHERE IS" basis, and no warranty or repthe Purchase Agreement. The property is being sold on terials are subject to the terms and conditions outlined in information contained in this brochure and all related ma-DISCLAIMER AND ABSENCE OF WARRANTIES: All







25.91± ACRES

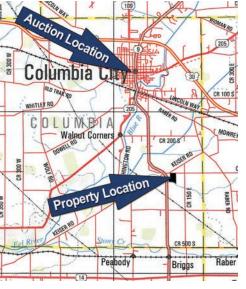
REAL ESTATE

AUCTION Tuesday, March 22 • 6 PM





Wed., February 24, 4-6 pm & Tuesday, March 1, 4-6 pm



PROPERTY LOCATION:

1130 E 300 S, Columbia City, IN. South of Columbia City on SR 9 approximately 2 miles to CR 300S then east 1/4 mile to the property.

AUCTION LOCATION:

The Van Buren Event Center, 301 W. Van Buren St., Columbia City, IN. 1 block west of the Courthouse.

TRACT #1: 20± acres with frontage on CR 300S. A great tract for recreation with tillable income producing land. Gangwer Ditch creates the south boundary.

TRACT #2: 2.5± acres with country home and outbuildings. The 1700 sq. ft., 2 story, 4 bedroom home with outbuildings will give you space to enjoy your hobbies. Gas forced air furnace, central air conditioning for year round comfort. A 30'x30' pole barn with concrete floor, 20'x24' building, fenced paddock and room for the garden.

TRACT #3: 3.4± acres with frontage on CR 300S. Potential building site or may be purchased with Tracts 1 or 2. Investigate the possibilities.

OWNERS: Rae Marie Walker, Lynn R. Stanley, Cheryl R. Stanley, Lee M. Stanley, Formerly the Charles and Elaine Stanley Homestead

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 Company at

800-451-2709

OmB

AUCTION MANAGER: Arden Schrader, 260-229-2442



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Code

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Но

So

Soil Name

Ormas loamy fine sand

Pewamo silty clay loam

Morley loam Sloan loam

Morley loam

Blount silt loam

Blount silt loam

Rensselaer loam

Homer loam