

AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 tracts, any combination of tracts, and as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: 10% OF BID PRICE down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, 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. Seller reserves the right to reject any and all bids.

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

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be pro-rated to the day of closing.

ACREAGE: All tract acreage, 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 the tract divisions in this auction create new boundaries. 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 purchase will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.



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AUCTION MANAGER: JERRY EHLE

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CORPORATE HEADQUARTERS

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JULY 2017	SUN	MON	TUE	WED	THU	FRI	SAT
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	30	31					

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1026 Bayview Drive, Coldwater, MI

1026 Bayview Drive, Coldwater, Michigan

*Will be Offered in
Separate Tracts
or Combinations!*



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Lake George Lake Home & 3 Lots
AUCTION
SATURDAY, JULY 8 • 10 AM



AUCTION

SATURDAY, JULY 8 • 10 AM

WILL BE OFFERED IN SEPARATE TRACTS OR COMBINATIONS!

1026 BAYVIEW DRIVE, COLDWATER, MICHIGAN

(From Lake George / I-69 exit, Take Indiana 127 north 1.7 mile to Kope Kon Road, turn west and go to Bayview Drive. Or from Copeland Road at Kinderhook Michigan, go south on S. Angola Road 1 mile to Kope Kon Road).

TRACT 1: A beautiful, well maintained ranch home on a large level lot with 90 feet of water front with concrete seawall. The home is nearly 1300 square feet plus a three season room. There is a finished attached 2 car garage plus additional 20' x 24' detached garage.

The home features a huge family room which is 17' x 24' with a gas fireplace and built-in oak mantle and bookcase. There are sliding patio doors out to the patio and also out to the three season room. There is a large bonus "All Season" room off of the kitchen.

The galley style kitchen has a bar for seating and all appliances remaining.

There are three bedrooms with carpet and all have ceiling fans, and there are two full baths. The Washer and Dryer area is off of the kitchen. The home has Anderson crank out windows for terrific summer breeze throughout the home. A new roof in 2015. The home is heated with natural gas forced air



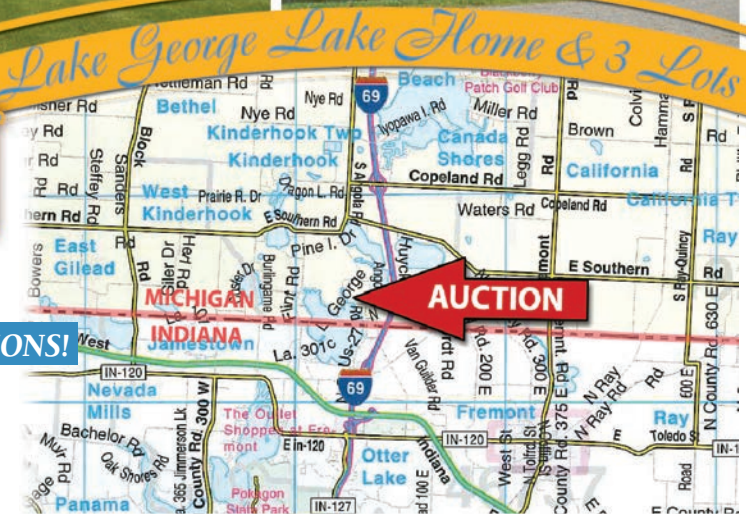
furnace and has Central Air, plus bonus baseboard heat. It has 200 amp electrical and is on a public sewer and well water. There is a spacious 4' crawl space. The second detached garage is heated and has a 220 electric outlet. At the water front is a concrete seawall with a great swimming area. Water drops to deeper depth quickly for good fishing off of the pier as well as easy boat docking. There is a large deck over- looking the water front.

TRACT 2: Tract 2 is an adjacent 188 foot lot in length with 84 feet at the water and 75 feet at the road. The lot is well maintained and there are some mature trees on this lot. There is a level concrete drive onto this lot. There is also concrete seawall at the water.

Combine Tracts 1 and 2 for a spacious and private park like setting.

TRACTS 3 AND 4: These tracts are back lots behind the home. They are both 60' x 236'. These lots are meant for garages and storage barns only by the association. They are level lots with mowed grass. Great opportunity to buy these lots for your lake storage needs.

Combine these two tracts for a 120 x 236 large lot!



**OPEN HOUSE TO PREVIEW THE REAL ESTATE:
SUNDAY, JUNE 11 • 1-4 PM
OR CALL OFFICE FOR PRIVATE SHOWING**

**Seller: Ken Meyer
and Four-J Associates**

**Auction Manager:
Jerry Ehle**

866-340-0445

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Real Estate and Auction Company, Inc.

