

TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$5,000.00 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid is subject to the Seller's 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 a Trustee Deed.

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 day of closing, immediately following the closing.

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

SURVEY: Survey costs to be shared 50/50.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, 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.



7009 N. River Rd, Fort Wayne, IN 46815

AUCTION MANAGER: Mike Roy
260-749-0445 • 866-340-0445

Lee Beer, 574-518-9109

#AC63001504 • #AU08602044 • #AU01026980

Corporate Headquarters
950 N. Liberty Drive
Columbia City, IN 46725
800-451-2709

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MARCH 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
				8	9	10
			6	7	15	16
4	5	12	13	14	22	23
11	18	19	20	21	28	29
18	25	26	27		30	31

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Deer Hunting
Plentiful



Enjoy canoeing clear to Sylvan Lake
from your own property!

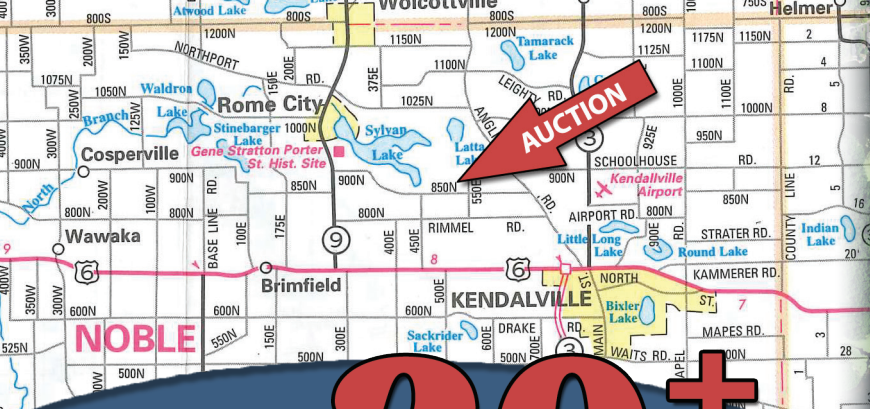
Monday, March 12 • 6 pm

5225 E 850 N., Kendallville, IN 46755

20± acres
wooded lot

Noble County

real estate
auktion



Noble County **20±** acres real estate wooded lot auction

Monday, March 12 • 6 pm

AUCTION LOCATION: 5225 E 850 N, Kendallville, IN, 46755

PROPERTY DESCRIPTION:

- Three Bedroom Cape Cod Home • 20± Acres Wood Lot
- 24' x 28' garage • Home built in 1998
- Open floor plan, hardwood trim and doors, gas boiler hot water baseboard heat, 48' open front porch, 1872 square ft.
- Additional gas free standing fireplace
- Sold complete with all appliances and custom built oak dining room suite
- 1000 gal owned propane tank • New poly garden shed

SELLERS: Adam & Amy Mains

AUCTION MANAGERS: Mike Roy, 260-437-5428 & Lee Beer, 574-518-9109



*Enjoy canoeing
clear to Sylvan Lake
from your own property!
Deer Hunting
Plentiful!*



OPEN HOUSE DATES:
Sunday, February 25th • 2-4pm
Monday, February 26th • 4-6pm

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of Fort Wayne

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