AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total unit.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of 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 PRICE: 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 price is subject to the Seller's acceptance or

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

DEED: Seller shall provide Trustee's Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before September 21, 2018.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: The property to be sold using existing legal description.

AGENCY: Schrader Real Estate & Auction Company, Inc. 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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, 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. Conduct of the auction and increments of bidding are at the direction and 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.

950 N Liberty Dr • PO Box 508 Columbia City, IN 46725

260.244.7606 or 800.451.2709 arden@schraderauction.comArden Schrader #AU000

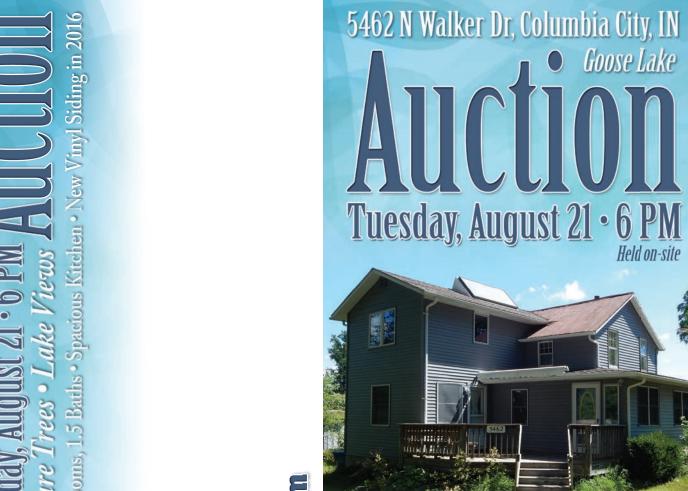


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Mature Trees • Lake Views 4 Bedrooms, 1.5 Baths Spacious Kitchen New Vinyl Siding in 2016



Goose Lake



5462 N Walker Dr, Columbia City, IN · Goose Lake Held on-site Tuesday, August 21 · 6 PM AUCUO Mature Trees · Lake Views AUCUO

4 Bedrooms, 1.5 Baths • Spacious Kitchen • New Vinyl Siding in 2016

From the intersection of US 30 and Lincolnway, on the west side of Columbia City, take Lincolnway northwest approx. 2-1/2 miles to CR 250W then north 2-1/2 miles to Etna Rd., take Etna Rd. northwest 1 mile to Walker Dr., turn left to the property.

Inspection Dates:

Tuesday, July 31 from 4 - 6 pm Thursday, August 2 from 4 - 6 pm

This two story, four bedroom home is waiting to be yours. New vinyl siding in 2016 presents a crisp look. The home has a spacious kitchen and one and a half baths. Relax on the deck with roll out awning and enjoy the lake views. Come and bid your price and get possession at closing.

Owners: Gay & Rosalie Smith Revocable Trust











3140 Crooked Lak

PROPERTY

Columbia City



Auction Manager: Arden Schrader
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