

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract as a total 1.04± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of cashier's check, personal check, or corporate check (which is non refundable). **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. All final bid prices are subject to the Sellers' acceptance or rejection.

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

CLOSING: The targeted closing date will be approximately 30 days after the auction, with the balance of the real estate purchase price due at closing.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day 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 have 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 tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: 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.

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.**

PERSONAL PROPERTY TERMS: Cash or Check with proper ID. 4% convenience fee for credit cards. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

Real Estate & Personal Property Auction

Saturday, November 23: Real Estate at 10am & Personal Property to Follow
Wawaka, Indiana



Auction Manager:

Robert Mishler • 260.336.9750

AC63001504, AU08701553

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



Follow us on:



Get our iOS App



800.451.2709 • www.SchraderAuction.com

Corporate Headquarters: 950 N Liberty Dr., Columbia City, IN 46725

Real Estate & Personal Property Auction

Saturday, November 23: Real Estate at 10am & Personal Property to Follow
Wawaka, Indiana



- Home & Large 1.04± Lot
- Mini Van & Lawn Tractor
- Antiques, Household, & More



800.451.2709 • www.SchraderAuction.com

Real Estate & Personal Property Auction

Saturday, November 23: Real Estate at 10am & Personal Property to Follow

Wawaka, Indiana



Property Location (Auction Held On Site): 5314 W 650 N, Wawaka, IN 46794 • Located 2 ½ miles west of Wawaka, IN on US 6 to 525 W then south 1 mile to 650 N then west 300' or south of Ligioner, IN on US 33 to Diamond Lake RD (650 N) then east 3 miles



Brick single story home, 3 bedroom, 1 ½ bath, nice size living and family room, and large kitchen and dining area. Home has electric ceiling heat and fireplace with insert, wood deck, good 3 in 1 shingle roof and insulated 1 car garage. Property has it's own well and septic system, storage barns and nice concrete driveway.

Real Estate Inspection Dates: Wed., Nov. 6 • 5-6pm, Sat., Nov. 9 • 9-11am, & Wed., Nov. 13 • 5-6pm or call the Auction Manager for a personal showing.



• **Mini Van • Lawn Tractor • Garage Items:** • 2004 Pontiac Montana van, 73,493 miles • Simplicity Broadmoor 14, 14 h.p., 38" mower deck & hydro transmission • push mower • Toro leaf blower • Toro snowblower • window air conditioner • pruners • garden fence • garden hose • funnels • shovels, rakes • jumper cables • Exide battery charger • aluminum stepladder • assorted hand tools • extension cords • letter and number stamp set • metal 2 door cabinet

• **Antiques • Household:** • Buck saw • antique tools • Pomeroy riveter, 1902 • ice tongs • wood planes • monkey wrench • curling irons • jack • graters • wood handle mixer • old wrenches • corn mash thermometer • wood folding measuring stick • wood corn planter • child's wagon • small cast iron kettle • plank bottom chair • old picnic basket • Mary Moo cow collection • Home Interior items • electric heater • coolers • t.v. trays • floor lamp • 25th anniversary silver set • Duncan Phyfe extension table with 6 chairs and buffet • La-Z-

Boy chairs • wood rocking chair • cedar chest • oak table • round oak extension table and 4 chairs • kneehole desk • wood wardrobe • dresser • beige sofa • Kenmore Hepa vacuum cleaner • Dirt Devil vacuum cleaner • Janome The Heart Truth sewing machine bought new in 2008 • Singer electric scissors • wood t.v. stand • sewing bench • lots of thimbles • lots of patterns • ironing board • Norelco iron • jewelry & jewelry boxes • oil lamps • dish towels • aluminum pots • milk jars, LeRoy Dairy, Williamson, WV, Clearing Dairy, Chicago IL • Griswold and Wagner cast iron pans • miscellaneous crocks • microwave stand • Correlle ware dishes • Kitchen Aid mixer • blender • floor fan • bookshelf • food processor • bath towels • small electric organ • kitchen appliances • Crosley refrigerator • Kenmore washer and dryer • microwave • Crosley electric stove • 1 horse sleigh • Lots of sewing material • Full size bedroom suite

Auction Manager: Robert Mishler • 260.336.9750 | 800.451.2709 • www.SchraderAuction.com
Sellers: Jeff Cunningham & Vickie Musselman (Sondra Cunningham Luke)