

AUCTION TERMS & CONDITIONS:

PROCEDURE: The properties will be offered at online only auction. Minimum bidding increments will be predetermined.

DOWN PAYMENT: 10% down payment on the day of auction w/ 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, & 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.

DEED: Seller shall provide a Personal Representative Deed.

CLOSING: The balance of the purchase price is due at closing.

The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

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

REAL ESTATE TAXES: The Real Estate taxes shall be prorated to the day of closing. Buyer to pay all taxes thereafter.

ACREAGE: The lot size, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: No survey shall be provided.

AGENCY: Schrader Real Estate & Auction Company & its agents are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or

implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info 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 & increments of bidding are at the discretion of the Auction Company. The Seller & 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.**

Online Only Real Estate Auction

2 Tracts in Kosciusko County, In

Bidding Opens: Friday, December 18 **Bidding Closes:** Tuesday, December 22 • 6pm

December	SU	M	TU	W	TH	F	SA
			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	31		



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Online Only Real Estate Auction

2 Tracts in Kosciusko County, In

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TRACT 1: 11.93± Acres, All Wooded
TRACT 2: Two Wawasee Channel
Front Lots with Home on the East
Side of Bayshore Drive & Boat House
on the West Side



ONLINE BIDDING

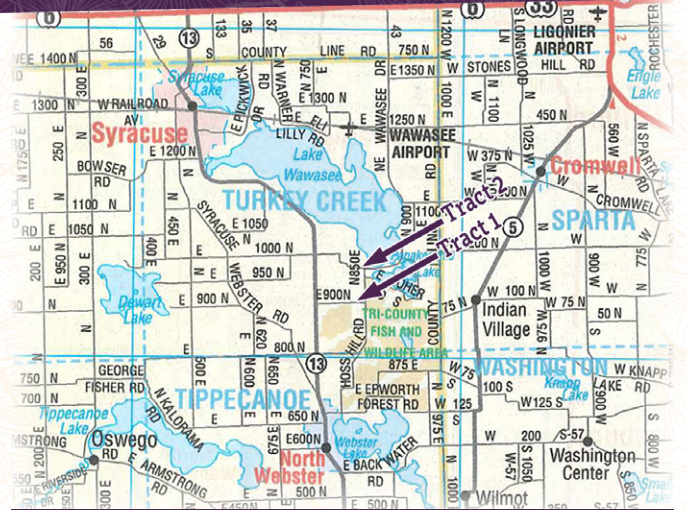
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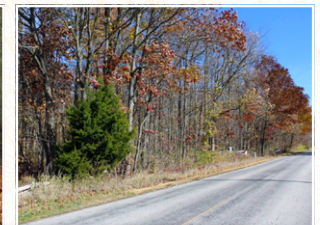
North of North Webster & South of Syracuse

Directions: **Tract 1** - On SR 13, 2 mi. North of North Webster, 4 mi. south of Syracuse to CR 900 N. Turn East ¾ mi. to the property on the North side.
Tract 2 - 9684 Bayshore Drive, Syracuse, IN. On SR 13, 3 mi. North of North Webster or 3 mi. South of Syracuse to CR 1000 N (at the Wawasee Middle School). Turn East ½ mi. to CR 800 E turn South follow curves, turns into Hatchery Rd approximately ½ mi. to Bayshore Dr on the left

Tract 1 - 11.93± Acres: All wooded, hunting, nature lovers, abundant wildlife potential building site. ATV trail through the woods. Great location near the Tri-County Game Preserve. On CR 900 N.

Tract 2 - Two Wawasee Channel Front lots with the home on the East side of Bayshore Dr and boat house and storage on the West side of Bayshore Dr. Nice 1 bedroom 1 ½ bath with 946 sq. ft. of living space, gas forced air furnace, wood stoves and central air. Wood decks on the front and rear of the home eat in kitchen and living room at the end of the channel. Great views of Lake Wawasee from the deck or the channel pier. Great for summer and winter recreation or retirement with access to Lake Wawasee from both channels. On the corner of Bayshore Dr and Hatchery Rd.

Inspection Date: Tuesday, November 24 • 4:30-6pm & Sunday, November 29 • 11:30am-1pm, or call the Auction Manager for private appointments. Meet the Auction Manager at the home on Bayshore Dr.



ONLINE BIDDING INFORMATION

You can only 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 Co. 800-451-2709.

Owner: The Amos Stutzman Estate
Auction Manager: Gary Bailey 260.417.4838

800.451.2709

www.SchraderAuction.com

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 Real Estate and Auction Company, Inc.