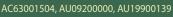
CORPORATE HEADQUARTERS: 950 N. Liberty Dr., Columbia City, IN 46725

ESCHRADER Q.24±

Acres A TICE

AUCTION MANAGERS: Gary Bailey (Real Estate) 260-417-4838 Phil Wolfe (Personal Property)

260-248-1191





800-451-2709 SchraderAuction.com

Monday, October

South of Columbia City • West of Fort Wayne-Washington Township

Whitley County

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Whitley County. IN

- Beautiful Country Home 3 Bay attached Garage with upper-level Shop and Storage
- Turn of the century Barn

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ONLINE ONLY

South of Columbia City • West of Fort Wayne • Washington Township

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Whilley County. IN Monday, October 17th • 6pm

Inspection Dates: Sunday, September 11 • 1-3pm Wednesday, September 14 • 4:30-6pm Sunday., September 18 • 1-3pm

DIRECTIONS: 7664 S SR 9, Columbia City, IN. 6.5 Miles south of Columbia City on SR 9. 1¹/₂ Miles south of SR 14, 8 miles west of Fort Wayne. The sale will take place on site.

PROPERTY INFORMATION:

On 3.24± Acres: Beautiful country home has 2228± square feet of living space & is set back off the road on SR 9. 3 Bedrooms & 3 baths, open concept, living room, gorgeous kitchen & dining area, with luxurious island, counter tops & cupboards. This home is a must see with many updated amenities. The basement has lots of room

for storage & is ready to finish. 36'x24' Three bay garage attached to the home with breeze way & has an upper level shop & lots of storage area. There is a nice turn of the century barn great for storage or a small livestock project. Don't miss this great opportunity!



Owners: Thomas and Diana Altemus Auction Managers: Gary Bailey 260-417-4838 (Real Estate) & Phil Wolfe 260-248-1191 (Personal Property)

TERMS AND CONDITIONS:

PROCEDURE: There will be open bidding during the auction as determined by the auctior

DOWN PATMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CON-DITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. APPROVAL 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 Sell-ers acceptance or rejection. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of clos-DOWN PAYMENT: 10% of the accepted bid as down

ing as indicated on the signed purchase agreement. DEED: Seller will provide a Warranty deed. EVIDENCE OF TITLE: Sellers will provide title insur-

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be re-sponsible for any closing costs incurred due to the Buyer(s) securing financing. POSSESUON: At closing

POSSESSION: At closing REAL ESTATE TAXES: shall be pro-rate to day of

closing. DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: there will be no new survey. EASEMENTS: The sale of the property is subject to

any and all easements of record

DÍSCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all

related materials is 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 express and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concern-ing 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. All sketches and dimensions in this bro-chure are approximate. Except for any express warchure are approximate. Except for any express war-ranties set forth in the sale documents, purchaser(s)

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and Auction Company 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 MATE-RIAL OR ANY OTHER ORAL STATEMENTS MADE.