

TERMS AND CONDITIONS

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

DOWN PAYMENT: 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 CONDITIONAL 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 Sellers 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 closing as indicated on the signed purchase agreement.

DEED: Seller will provide deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs

incurred due to the Buyer(s) securing financing.

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.

DISCLAIMER 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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "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. 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 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller 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 MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



950 N Liberty Dr., Columbia City, IN 46725
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Auction Managers:

Real Estate: **Gary Bailey 260-417-4838**

Personal Property: **Phil Wolfe 260-248-1191**

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800.451.2709
SchraderAuction.com

Connersville, In • Posey Twp. • Fayette Co.

12 Miles NW of Connersville • 7 Miles SW of Cambridge City



7[±] Acres
Ranch Style Country Home
Storage Building



Real Estate AUCTION

Thursday, Dec. 15
6 pm

TIMED ONLINE ONLY PERSONAL PROPERTY AUCTION
 Lots Start Closing: Thursday, December 15 at 10:00am
AC TRACTOR • MOWER • VW PARTS & MORE!
 Preview Dates: Same as Real Estate Inspection Dates



AUCTION HELD ON SITE

DIRECTIONS: 8675 N 650 W, Connersville, IN 47331, 4 miles west of Cambridge City on US 40 to CR 675 E turn south 1.5 miles to CR 1000 N turn west .25 mile to CR 650 W turn south 1.25 mile to the property or 5 miles north of Connersville on SR 1 to Lindsey Rd. (CR 800 N) turn west 6.5 miles to CR 650 W then turn north .5 mile.

PROPERTY INFORMATION: On 7± Acres: Country ranch style home has 1016'± square feet of living space. 2 Bedrooms and 2 baths, living room, eat in kitchen, hardwood floors, attached 20'x24' garage and a 24'x24' metal building, great for storage or a small livestock project. If you are looking for country living and privacy, don't miss this great opportunity!



INSPECTION DATES:
 Sat., Nov. 12 • 3-5 PM
 & Sun., Nov. 13 • 1-3PM



Owner: Melvin Rieder Estate
Auction Managers:
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 Personal Property: Phil Wolfe
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