

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

AUCTION MANAGERS:
DEAN RUMMEL,
260-343-8511
DANIEL DAYS,
260-233-1401

AC63001504, AU08801377, RB22000867



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MAY 2023						
SUN	MON	TUE	WED	THU	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	31			

AUCTION

Stunning Lake Home
Noble County, IN

- ♦ 98 ft of lake frontage on Sylvan Lake
- ♦ Beautiful 3033 sq ft home built in 2007
- ♦ Very clean and move in ready



Noble County, IN

Stunning Lake Home
AUCTION

130 Sylvan Pt, Rome City, IN

THURSDAY, MAY 11TH • 6PM EST

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THURSDAY, MAY 11TH • 6PM EST

AUCTION

Stunning Lake Home

*Auction Held
On Site*

*Directions to
Auction Location:*

130 Sylvan Pt, Rome City, IN

Directions to Property:

Take SR 9 north off of US 6. Head north 3 miles and take a right on to Sylvan Pt, house is the third one on the left.

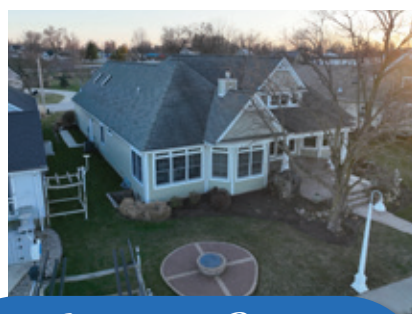


General Property Description:

Beautiful lake front home! This is a 3 bed 2 bath, 3033 sq ft home built in 2007. Very clean and well-kept home with tons of extras, including lawn sprinklers and a Nutone home vacuum system. Dock comes with the home, giving you a great opportunity to move in and begin your summer lake activities. Not a home you will want to miss, come check it out for yourself!

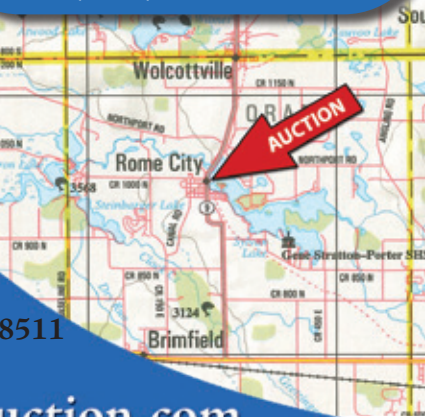
Tract Description:

.29± ACRE - 3033 sq ft home with a three-car attached garage. Beautiful home near Rome City, with an excellent view on Sylvan Lake.



Inspection Dates:

Tuesday, April 18th • 4pm-6pm
Saturday, April 29th • 10am-12pm
Sunday, May 7th • 12pm-2pm



Noble County, IN

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract, as a total .29-acre unit. There will be open bidding during the auction as determined by the Auctioneer. Bids on the total property may compete.

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. **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.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated up to the day of closing, after will be the responsibility of the Buyer(s) beginning with taxes due in 2024 and thereafter.

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.

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.

Seller: Dennis J. Hogan Revocable Living Trust

Auction Managers: Dean Rummel, 260-343-8511 and Daniel Days, 260-233-1401

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