

## TERMS & CONDITIONS

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

**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction w/ 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, & ARE CAPABLE OF PAYING CASH AT CLOSING.

**APPROVAL OF BID PRICE:** The successful bidder will be required to enter a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

**DEED:** Seller will provide a Warranty 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 & all easements of record.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials is subject to the Terms & 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, & 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 & well, or condition of septic & well is made by the Auction Company, its agents or Sellers. Each

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410 E Collins St, Columbia City, IN | Whitley County

## .5<sup>±</sup> Acre - 1 Tract



### Auction Managers:

Gary Bailey • 260.417.4838 #AU09200000

& Phil Wolfe • 260.248.1191 #AU19900139

**Schrader Real Estate and Auction Company, Inc.** #AC63001504

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	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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## .5<sup>±</sup> Acre - 1 Tract

• 40'x80' Pole Building Built in 2014

• 410 E Collins St, Columbia City, IN



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# REAL ESTATE AUCTION

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**Monday, May 8 • 6pm**

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# REAL ESTATE AUCTION

South Side of Columbia City, IN • Columbia Township • Whitley County

**Monday, May 8 • 6pm**



# .5± Acre - 1 Tract

- 40'x80' Pole Building Built in 2014
- 410 E Collins St, Columbia City, IN

# REAL ESTATE AUCTION

South Side of Columbia City, IN • Columbia Township • Whitley County



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding info, call Schrader Auction Co. - 800-451-2709.



**LOCATION (AUCTION HELD ONSITE):** 410 E Collins St, Columbia City, IN • From the Intersection of SR 9 South (Main St) & Chicago St in Columbia City, travel south on SR 9 approx. 1/8 mi. to Collins St. Turn east (left) onto Collins St, continue for approx. 1/4 mi., property on south (right) side of road (follow signs).

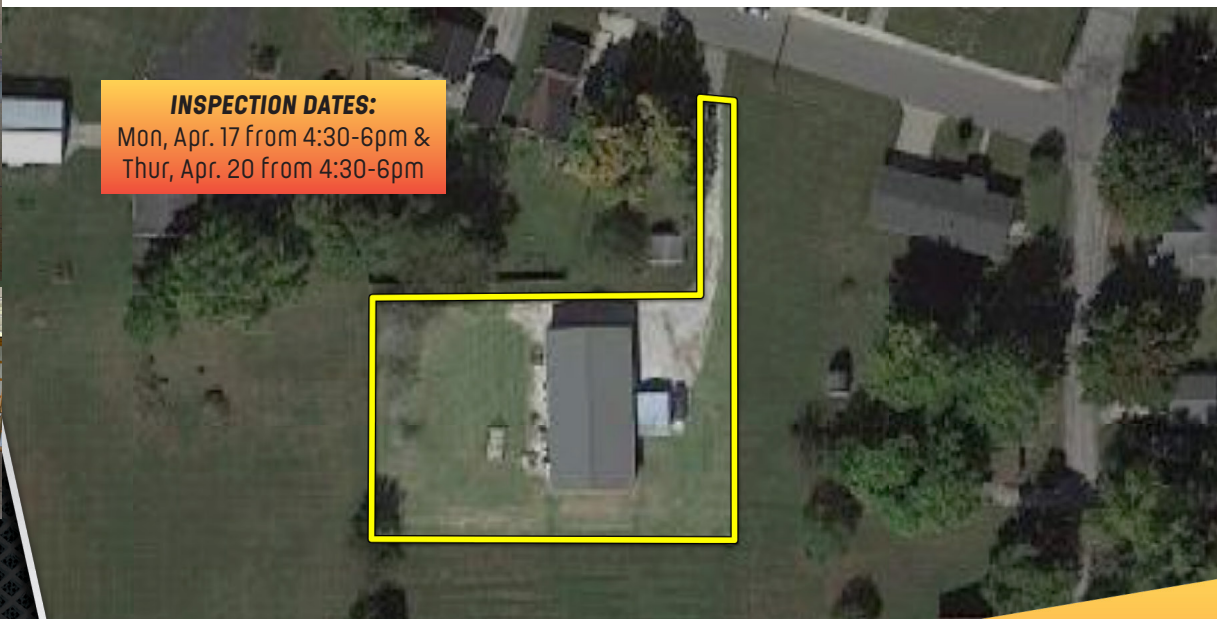


**On .55± Acre:** 40' x 80' x 16' metal pole building built in 2014, 3200 square foot shop area, 3 overhead doors, previously had welder and compressor hookups, insulated office area, there are two closed in work areas that can be easily removed if the new owner prefers one large shop area, great for hobbies or storage. Sets off Collins St back off the street. This building is in like new condition.

**Owner:** James Gambrell **Auction Managers:** Gary Bailey • 260.417.4838 & Phil Wolfe • 260.248.1191

## INSPECTION DATES:

Mon, Apr. 17 from 4:30-6pm &  
Thur, Apr. 20 from 4:30-6pm



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