

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract, as a total 1.6± acre unit. There will be open bidding on the tract during the auction as determined by the Auctioneer. Bids on the tract may compete.

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

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:** Successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. Final bid price is 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 Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at Closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) and will be pro-rated.

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.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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.

 **SCHRADER**
Real Estate and Auction Company, Inc.

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Home and Garage • 1.6± Acres
Real Estate AUCTION
ROME CITY, IN • NOBLE CO.



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Real Estate AUCTION

Tuesday, August 8 • 6pm

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MORE PHOTOS ON WEBSITE

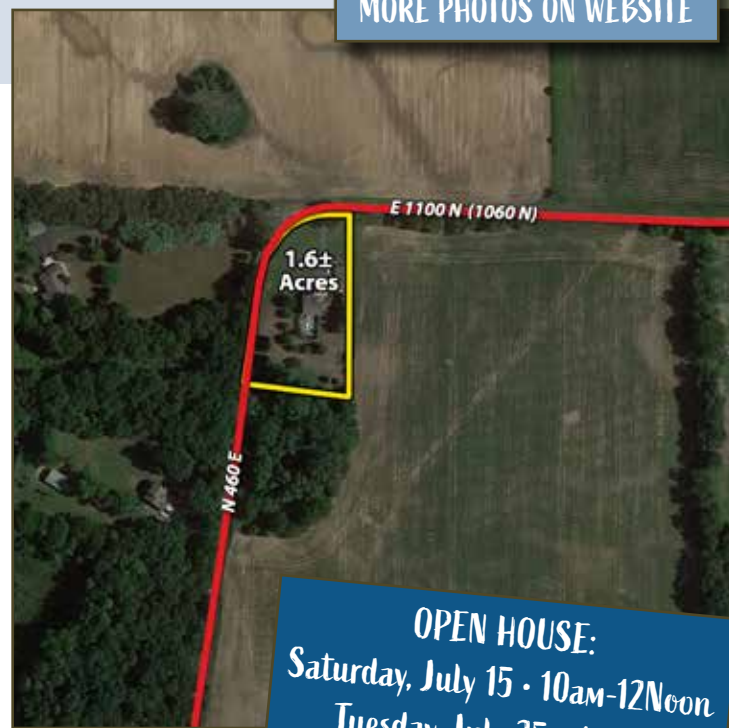
AUCTION HELD ON SITE: 4606 E 1100 N, Rome City, IN, 46784.

DIRECTIONS: From the Intersection of St Rd 3 & E Leighty Rd. (Cree Lake): Travel West onto E Leighty Rd, approximately 3 Miles. E Leighty Rd turns into 1100 N. Property on South (Left) Side of Rd. Or From Rome City St Rd 9 N (Kelly St.) & Northport Rd. (Sylvan Cellars): Take Northport Rd SE, approximately .8 Miles, veer East (Left) onto 1050 N, approximately 1.0 Mile. Continue 1050 N turns into 1060 N, 1.5 Miles 1060 N turns into 1100 N. Property on South (Right) Side of Rd. (Follow Signs).

PROPERTY DESCRIPTION:

Two-story, three bedrooms, three bath home. With three car garage and detached large two car garage on 1.6± partially wooded acres.

The house was built by Lancia Homes in 1992. Home is 2,050 sq ft and offers three bedrooms and three baths, (one bath in the basement is not finished but plumbed). There is a full unfinished walkout basement. The eat-in kitchen with an island and lots of cabinets, opens into the dining area, which has large windows overlooking the yard and woods. The living room has nice cathedral ceilings with open stairwells going up and downstairs and has built-in shelves. The upstairs bath has a large garden/jacuzzi tub. The attached three car garage is insulated. Other nice amenities this property offers is a three-season room off the dining room and that has access from the garage. Also included is a large garden shed. The detached garage is 2,400 sq ft of storage with two garage doors, a covered porch on the south end and an attic that offers an abundance of storage. The wide asphalt drive leads to this beautiful property from the quiet country road. Abundant wildlife area!



OPEN HOUSE:
Saturday, July 15 • 10am-12noon
Tuesday, July 25 • 4-6pm



OWNER: Kelley Trust

**AUCTION MANAGERS: Robert Mishler, 260-336-9750
and Phil Wolfe, 260-248-1191**



ONLINE BIDDING AVAILABLE

You may 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.

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