

JOYCE ASPY FAMILY REAL ESTATE AUCTION

6[±] Acres

Offered in 3 Tracts

- 3/4 Bedroom Home
- Basement • Pole Barn
- Large Stocked Pond

Saturday, October 28 • 10am | Auction Held Onsite at 10433 Hoagland Rd, Hoagland IN



OCTOBER	Su	M	Tu	W	Th	F	Sa
	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 MANAGER: Mike Roy
#AC63001504, #AU08602044

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Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725

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ONLINE BIDDING AVAILABLE

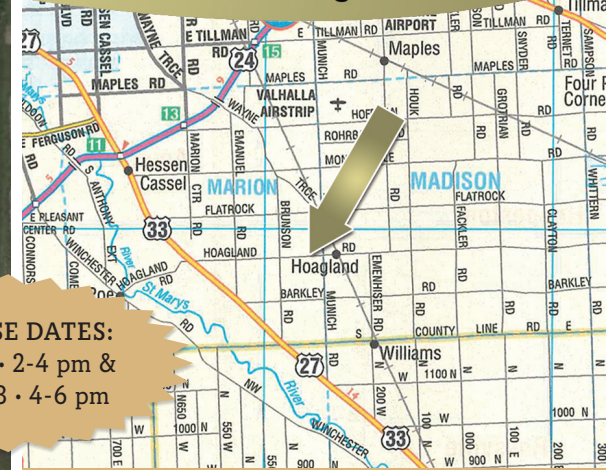
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OPEN HOUSE DATES:
Sun, Oct. 15 • 2-4 pm &
Wed, Oct. 18 • 4-6 pm

LOCATION - AUCTION HELD ONSITE:
10433 Hoagland Rd, Hoagland, IN 46745

TRACT 1 - 3 POSSIBLE 4 BEDROOM ONE OWNER RANCH HOME BUILT IN 1956. 1.5 baths, wood burning fireplace. Approximately 1860 sq. ft. on partial basement. This tract features the home, 2 car 22'x25' garage, 24'x32' pole barn w/ overhead door & concrete floor & open porch area. The kitchen features oak Madison Cabinets w/ possible first floor utility area or fourth bedroom. Oak flooring in the bedroom areas & the basement features a retro shuffleboard area, built in bar area & plenty of room for a recreational & entertaining uses. It has a 1 month old gas furnace & A/C system w/ natural gas, & is connected to the county sewer system. Buy your dream home or combine w/ the adjoining lots for a natural oasis in town. Tons of potential, put your decorating touch on this one.

TRACT 2 - SWING TRACT: 3.5± ACRES W/ LARGE POND, natural hardwood trees, small pavilion, beach & fishing area. What a park like setting! Combine w/ the other two tracts to create a natural estate!

TRACT 3 - SWING TRACT: 1.2± ACRE VACANT FIELD located just to the northeast of the home. Totally level w/ a small portion of trees & brush along the north end. Adjoining Land owners can add to their current property or combine w/ the other tracts to enlarge the park like setting.

SWING TRACTS can only be bid on by current adjoining land owners or in combination w/ tract one of the auction tracts.



**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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SELLER: Joyce Aspy & The Former Jim Aspy
AUCTION MANAGER: Mike Roy

TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.
DOWN PAYMENT: \$5,000 down on Tract 1, 10% down on each of Tract 1 & 2. If the Tracts combine then a total of \$5,000. Down payment due on the day of auction. 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, & 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.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.
DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.
POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bid-

der'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 property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Buyer & seller to split any survey costs 50/50.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC, & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the prop-

erty is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**