

TERMS & CONDITIONS

PROCEDURE: Bid on either tract, or on the entire property. There will be open bidding on both tracts & the entire property during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

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, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

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

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 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. Or as soon as possible after the survey is completed, Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to Date of closing.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: There will be no new survey. Buyer & Seller to share survey cost 50/50 if necessary.

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, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, & 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 & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**

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

Monday, January 29 • 6pm

30± Acres

Offered in 2 Tracts



AUCTION MANAGERS:

Gary Bailey • 260.417.4838 #AU09200000

& Phil Wolfe • 260.248.1191 #AU19900139

Schrader Real Estate & Auction Company, Inc.

#AC63001504

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Real Estate and Auction Company, Inc.



ONLINE BIDDING AVAILABLE

800.451.2709 3% Buyer's Premium

www.SchraderAuction.com

Monday, January 29 • 6pm

30± Acres

Offered in 2 Tracts

- 30± Partially Wooded Acres
- Log Home on 28± Acres
- Modular Home on 2± Acres
- Hunting • Fishing
- Recreation • Pond

Held at the Spencerville Community Club

5629 CR 68, Spencerville, IN

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• Allen County • Springfield Township

REAL ESTATE AUCTION

• 20 Minutes NE of Fort Wayne • 5 Minutes SE of Spencerville

Held at the Spencerville Community Club - 5629 CR 68, Spencerville, IN

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• Allen County • Springfield Township

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• 20 Minutes NE of Fort Wayne • 5 Minutes SE of Spencerville

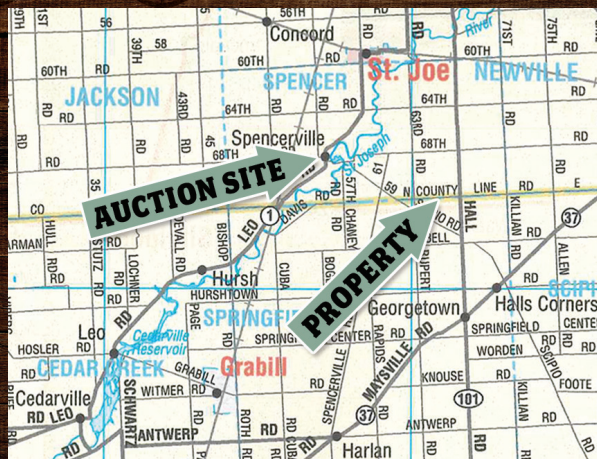


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AUCTION LOCATION: The Spencerville Community Club • 5629 CR 68, Spencerville, IN

PROPERTY LOCATION: 21230 & 21210 N County Line Rd E, Spencerville, IN • From I-469 & SR 37 on the east side of Fort Wayne, turn north on SR 37, 10 miles to SR 101 then turn north 2.5 miles to County Line Rd E turn west .25 mile to property.



REAL ESTATE AUCTION

• Allen County • Springfield Township

• 20 Minutes NE of Fort Wayne • 5 Minutes SE of Spencerville



INSPECTION DATES: Sat, Dec. 30 • 1-3pm & Mon, Jan. 8 • 4-5:30pm at Tract#1 or call the Auction Managers for private inspections.



TRACT INFORMATION

TRACT 1: 28± ACRES, secluded natural wood log home, 1,632 sq. ft. finished main floor, kitchen, open living & dining area, full bath, bedroom & roomy loft, laundry & storage area & 1632 sq ft partially finished full basement with bedroom & full bath. Mostly wooded, abundant wildlife & pond, back the lane off the road, make this your home, hunt camp, or recreational retreat a one-of-a-kind opportunity.

TRACT 2: 2± ACRES, 1120± modular home renovate or remove & build your home on this tract.

BID ON EITHER TRACT OR BUY THE ENTIRE PROPERTY!

OWNERS: David Collier & Kelly Collier Hand

AUCTION MANAGERS: Gary Bailey • 260.417.4838 & Phil Wolfe • 260.248.1191

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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.