

REAL ESTATE AUCTION

AUCTION HELD ONSITE:
466 N 375 W, Albion, IN 46701



MARCH	Su	M	Tu	W	Th	F	Sa
	3	4	5	6	7	8	9
	10	11	12	13	14	15	16
	17	18	19	20	21	22	23
	24/31	25	26	27	28	29	30

Auction Managers: Jared Sipe • 260.750.1553 #AU10700099
& Jerry Ehle #AU19300123
Schrader Real Estate and Auction Company, Inc. #AC63001504

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Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725

- 1 Story Modular Home on a Full Walkout Basement Built in 2018
- 36x64 Pole Barn • 29.82± Recreational Acres
- Approximately 650' of Lake Front on Upper Long Lake

Tuesday, March 19 • 6pm

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Fantastic opportunity to own a newer home with recreational acreage & lake front. The property has an abundance of deer & wildlife, trails, excellent fishing, & scenic views. The property has approximately 650' of lake front on Upper Long Lake. Upper Long Lake consists of 86 acres with a max depth of 54'. The lake is a 10 mph fishing lake. According to a DNR report, in 2017 the lake was stocked with 200 Muskies. Other species include Largemouth bass, Crappie, Perch, & Bluegill. There is a public access boat ramp & large parking area on the Northeast portion of the lake. Very rare opportunity to own a slice of heaven in Noble County, be sure to attend this auction!

- 1 Story Modular Home Built in 2018
- 29.82± Beautiful Recreational Acres w/ Approx. 650' of Lake Front on Upper Long Lake
- 1,829 Above Grade Sq. Ft.
- Full Walkout Daylight Basement Framed & Insulated
- 1,829 Below Grade Sq. Ft.
- 3,658 Total Gross Building Area
- Propane Gas Forced Air Heat & Central Air
- Oversized 29x38 Attached 2 Car Garage w/ 12' Ceilings
- Eat-In Kitchen: 14x21
- Family Room w/ Gas Fireplace & Lake Views: 21x22
- Master Bedroom w/ Master Bathroom: 14x18
- Guest Bedroom 1: 11x14
- Guest Bedroom 2: 10x14
- Laundry Room: 8x9
- 2 Full Bathrooms
- Laminate & Carpet Flooring
- Can Lights & 9' Ceilings
- 200 Amp Electrical Panel
- Water Softener & Sump Pump in Basement
- Large Concrete Patio Off Basement
- 36x64 Pole Barn w/ Electrical & Metal Roof & Siding
- Well & Septic System
- Vinyl Siding & Asphalt Shingle Roof
- Long Gravel Lane
- Noble REMC Electric
- Propane Tank is Rented Through Suburban Propane in Albion
- Hughes Satellite Internet
- There is a County Tiled Drain in the Front Half of the Property w/ a 75' Easement
- 2022 Pay 2023 Taxes: \$2,633.98 (2023 Pay 2024 Taxes Have Not Come Out Yet)
- School District: Central Noble Community School Corporation



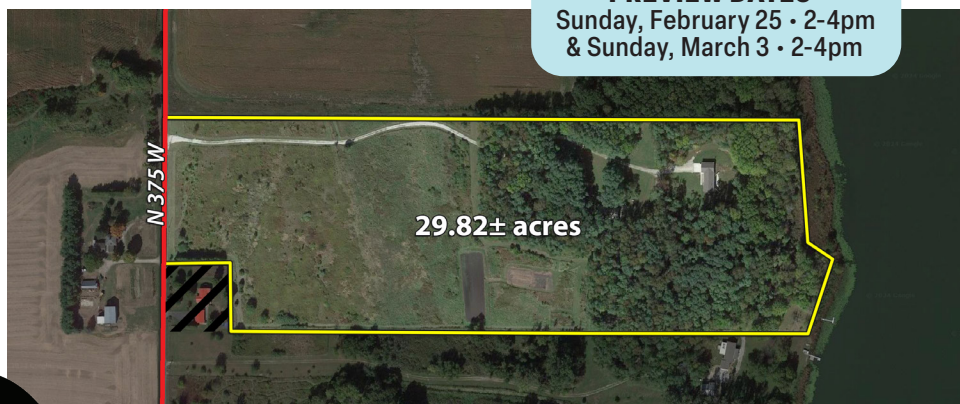
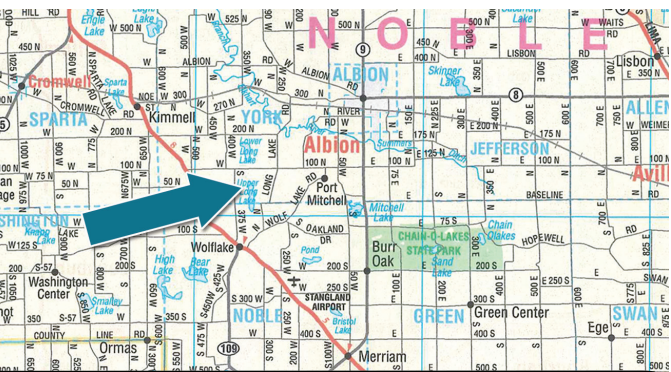
ONLINE BIDDING AVAILABLE

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 info, call Schrader Auction Co. 800-451-2709



PREVIEW DATES:

Sunday, February 25 • 2-4pm
& Sunday, March 3 • 2-4pm



Tuesday, March 19 • 6pm

LOCATION: 466 N 375 W, Albion, IN 46701 • From US 33 in Wolf Lake, take High St north (High St turns into 375 W) approx. 1.5 miles to auction site



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Owners: Shawn & Julie Glassburn

Auction Managers: Jared Sipe • 260.750.1553 & Jerry Ehle

TERMS & CONDITIONS:

PROCEDURE: This property will be offered at oral auction. There will be open bidding during the auction, until the close of the auction as determined by the auctioneer.

DOWN PAYMENT: A 10% down payment is due at the close of the auction with the balance in cash at closing. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made in the form of a cashier's check, personal check or corporate check. Your bidding is not conditional upon financing or lender appraisal, so be sure you have arranged financing, if needed, & are capable of paying cash at the closing.

ACCEPTANCE OF BID PRICES: Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid

prices are subject to the seller's rejection or acceptance.

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.

CLOSING: The balance of the purchase price is due in cash at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between Buyer & Seller. Any costs associated with securing a mortgage shall be paid by the buyer(s).

POSSESSION: Seller to retain possession up to 30 days if needed after closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

LOT SIZE: All dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions, county records, and/or aerial photos.

SURVEY: A new perimeter survey will be completed only if necessary for closing. The seller & 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 & sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Company, Inc. & 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, con-

cerning the property 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.**