

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 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.

BUYERS PREMIUM: A 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 w/ 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: Buyer & Seller to share survey cost 50/50.

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.**

REAL ESTATE Auction

Monday, April 8 • 6pm

Auction Managers:

Gary Bailey • 260.417.4838 #AU09200000
& Phil Wolfe • 260.248.1191 #AU19900139

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3% Buyers Premium Added to Final Bids

Whitley County, IN • Thorncreek Township • Shriner Lake
2 Tracts • Home • Pole Building • Potential Building Site



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INSPECTION DATES:
Sun, Mar. 10 • 1-3pm,
Wed, Mar. 13 • 4:30-6pm
& Sat, Mar. 16 • 1-3pm
or call the Auction Managers
for private inspections.

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



AUCTION LOCATION: Tri-Lakes Lions Building, 5699 N Fish Hatchery Rd, Columbia City, IN 46725

PROPERTY LOCATION: 2629 E Beech Ave, Columbia City, IN, 46725 • From the intersection of US 30 & SR 9 in Columbia City turn north on SR 9. Travel 5 miles to CR 500 N, turn east and continue for 1 mile to Old SR 102. Turn left & follow Old SR 102 ¾ mile to Hall St, turn right to Beech Ave, then turn left and the property is on the right.

**Tri-Lakes Regional Sewer District. Bid on Either Tract or Buy The Entire Property!
Don't Miss This Opportunity to Buy This Ready to Move in Home!**

TRACT 1: 1947± sq. ft. home & pole building, 3 bedrooms, 1 bath, living room, modern kitchen with appliances, porch & utility room, utilities in the basement, this home is recently remodeled with newer windows, wood flooring & carpet & roofing. New softener & water heater 2023. 33'x14' attached garage. The pole building, 32'x40' built in 2017 has a full bath, partially insulated, epoxy resin floors & two overhead doors & porch. Great for storage or finish for living quarters. Rear waterfront views adjoining the Tri-Lakes Park for your use & enjoyment. The property comes with a portable aluminum pier, the sellers have maintained this pier on Shriner Lake for years, there is no deeded easement to the lake, they have enjoyed use on the lake for years without incidence

TRACT 2: Potential building site or extra parking, great location! Possible site for a new home or build a storage building or buy this lot with the home.



OWNERS: Robert & Elizabeth Lang
AUCTION MANAGERS: Gary Bailey • 260.417.4838 &
Phil Wolfe • 260.248.1191