

# ESTATE AUCTION

21.05± Acres 1 Tract in Noble County, Churubusco, IN • Potential Building Site  
2± Acre Stocked Pond • Salvage Manufactured Home

3% Buyer's Premium

Held at Sugar Grove Church of God  
5019 E 500 S-57, Churubusco, IN 46723

**Monday, May 13 • 6pm**

MAY	Su	M	Tu	W	Th	F	Sa
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**Corporate Headquarters:**

950 N Liberty Dr, PO Box 508,  
Columbia City, IN 46725

**SALE MANAGERS:** Gary Bailey • 260.417.4138 #AU09200000

Phil Wolfe • 260.248.1191 #AU19900139

Schrader Real Estate and Auction Company, Inc. #AC63001504

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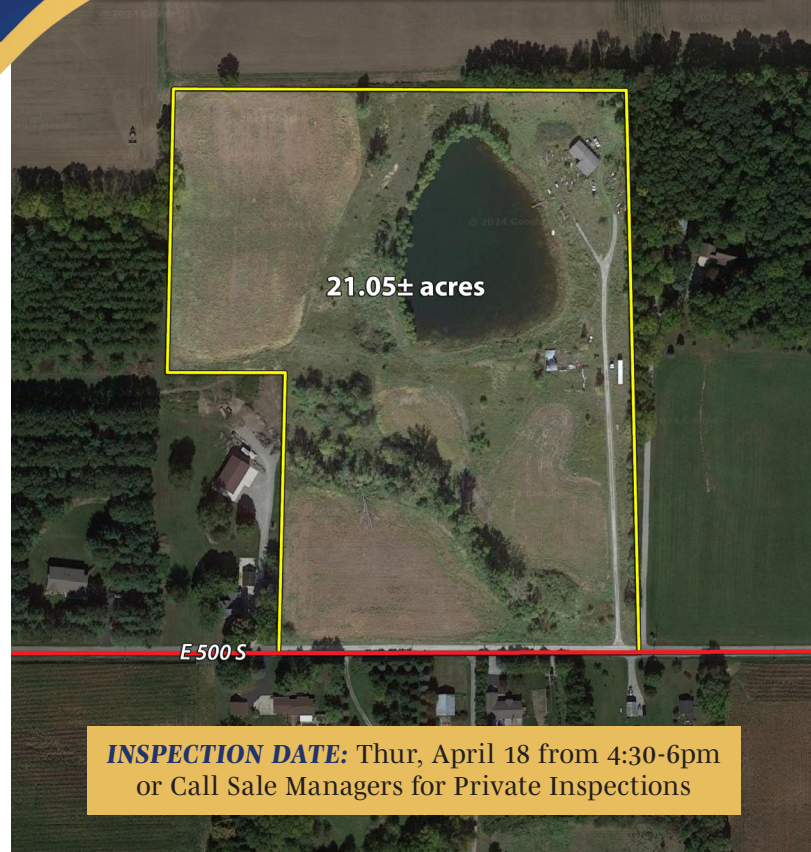
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**ONLINE  
BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

**AUCTION LOCATION:** Sugar Grove Church of God, 5019 E 500 S-57, Churubusco, IN • 2± mi. east of the property on 500 S.  
**PROPERTY LOCATION:** 3303 E 500 S, Churubusco, IN 46723 •  
From from the intersection of SR 205 & US 33 in Churubusco, travel northwest on US 33. Travel 2.2 mi. to CR 750 E & turn north. Continue 1.8 mi. (turns into CR 400 E in Noble Co.) to CR 500 S, turn west & travel .68 mi. to the property on the right.



**INSPECTION DATE:** Thur, April 18 from 4:30-6pm  
or Call Sale Managers for Private Inspections

**21.05± ACRES 1 TRACT:** This property offers a great potential building site, 2.2± acre stocked pond & room for ATV's & recreation. The manufactured home has had extensive fire & water damage, the foundation is in good shape & could possibly be used to set a new home. There is electric, well & septic on the property (1,100 gallon underground). Come inspect the potential yourself! An excellent opportunity for buyers looking for a great building site or for contractors & investors!

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**OWNER:** John R. Carlson Estate  
**SALE MANAGERS:** Gary Bailey • 260.417.4138 &  
Phil Wolfe • 260.248.1191

### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** There will open on the property as determined by the auctioneer. Minimum bidding increments will be at the discretion of the auctioneer.

**DOWN PAYMENT:** 10% down payment on the day of auction w/ the balance in cash at closing. The down payment may be made 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.

**ACCEPTANCE OF BID PRICE:** The Successful Bidder will be required to enter into a purchase agreement immediately following the close of the auction. The seller has a right to accept or reject any bid.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide an Executors Deed.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

**POSSESSION:** Possession shall be on day of closing, immediately following the closing.

**REAL ESTATE TAXES:** Real Estate taxes shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

**ACREAGE:** The lot size, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** No new survey shall be provided.

**AGENCY:** Schrader Real Estate & Auction Company & its agents are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure &

all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auction Company. 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.**