

TERMS & CONDITIONS

PROCEDURE: There will be open bidding. Bid increments are at the discretion of the auctioneer.

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

APPROVAL OF BID PRICES: The 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 price is subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: at closing with 10% down payment.

REAL ESTATE TAXES: Taxes shall be pro-rated to the day of closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: There will be no new survey as the property has an existing legal description.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and 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.** Tract acreage has been estimated based on aerial photographs. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and 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, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and 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.



P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725

Auction Manager: Mark Smithson, 765-744-1846

#AC63001504, AU09200000

email: mark@schraderauction.com



MAY 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		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		

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Real Estate AUCTION

4 BEDROOM, 2 BATH HOME
DUNKIRK, INDIANA
JAY COUNTY
154 ORANGE AVENUE, DUNKIRK, INDIANA

Real Estate AUCTION

DUNKIRK, INDIANA
JAY COUNTY
154 ORANGE AVENUE, DUNKIRK, INDIANA



- Attractive 4 Bedroom Home on Corner Lot
- Spacious 2,248 Sq. Ft. // 4 Bedrooms & 2 Bath
- Excellent Location - Near Muncie, Portland & Albany
- 2 Car Garage & Paved Drive • Jay County Schools



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HELD ON SITE.
THURSDAY, MAY 3RD • 6PM



Many New Features & Updates



Hardwood Floors



Real Estate
AUCTION

154 ORANGE AVENUE, DUNKIRK, INDIANA

DUNKIRK, INDIANA
JAY COUNTY

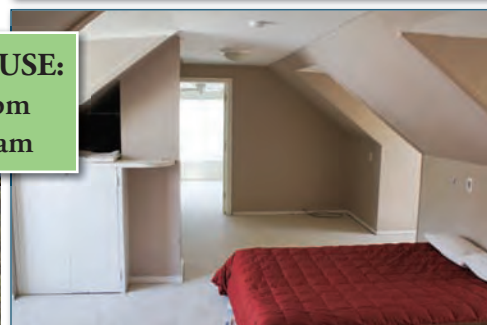
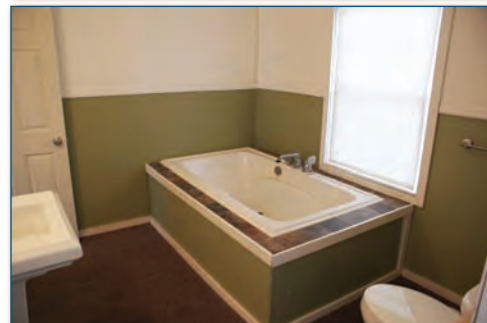
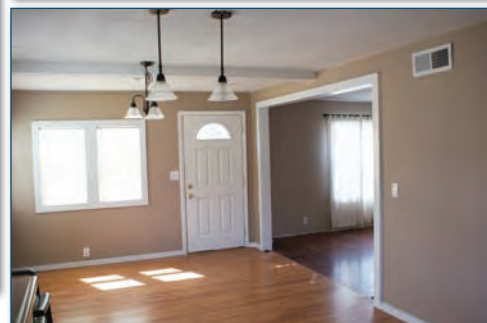
THURSDAY, MAY 3RD • 6PM HELD ON SITE.

- Attractive 4 Bedroom Home on Corner Lot
- Many New and Updated Features
- 2 Car Garage with paved drive
- Excellent Location - Convenient to Muncie, Portland and Albany
- Jay County School System

PROPERTY LOCATION: 154 Orange Avenue, Dunkirk, IN 5 blocks south of downtown Dunkirk on SR 167 to Orange Ave., then east to property at the corner of Orange and Arlington.

AUCTION LOCATION: Held on site at 154 Orange Ave., Dunkirk, IN

PROPERTY DESCRIPTION: Charming 2248 Sq. ft. 4 Bedroom 2 Bath home on a corner lot. Includes privacy fencing, detached 2 car garage with attic, and paved drive. House has been updated with many new features since 2009, including new roof, insulated thermal windows, central air, gas furnace, new bath fixtures and shower, new kitchen cabinets, dishwasher, side-by-side refrigerator, gas stove, cabinet-mounted microwave, new kitchen cabinets and counter top, ceiling fans, new front door with full-view storm door and new rear steel door with storm door. Nicely remodeled kitchen with plenty of room and garden window above the sink. Hardwood floors in the living room.



INSPECTION/OPEN HOUSE:

Thursday, April 19 • 5-7pm

Saturday, April 21 • 9-11am



*Don't miss this great opportunity
to own your own home!*

SCHRADER
Real Estate and Auction Company, Inc.

SELLER: Samuel David Bolton
SALE MANAGER: Mark Smithson

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