

## TERMS AND CONDITIONS

**PROCEDURE:** The property will be offered in 3 tracts. There will be open bidding on tracts, tract combinations and the total property during the auction as determined by the Auctioneer. Bids on individual tracts, combinations and the total property may compete.

**DOWN PAYMENT:** \$2500 down payment on the home and \$1,500 down payment on the lots on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

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

**ABSOLUTE AUCTION:** The successful bidder(s) will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The property will be sold absolute to the highest bidder.

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

**DEED:** A Personal Representatives' deed will be delivered at closing.

**REAL ESTATE TAXES:** Real estate taxes will be prorated to the day of closing.

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

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

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.**



950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 • 800-451-2709

Auction Manager: Dale Evans  
260-894-0458

#AC63001504, #AU10100080

*Sells Absolute to the Highest Bidder  
Regardless of Price!*

# Absolute AUCTION

AUGUST 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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	

CB-492



# Absolute AUCTION

Noble County, IN • Washington Township  
West Noble School District



Lakefront Home on Harper Lake  
and Back Lots

Offered in 3 Tracts  
Great Fishing Lake!



Tues., August 28 • 6 PM  
On site - 9152 Harper Lake Road, Kimmell

# Absolute AUCTION

Tuesday,  
August 28  
at 6 PM

**SCHRADER**  
Real Estate and Auction Company, Inc.

**9152 Harper Lake Rd.,  
Kimmell, Indiana**

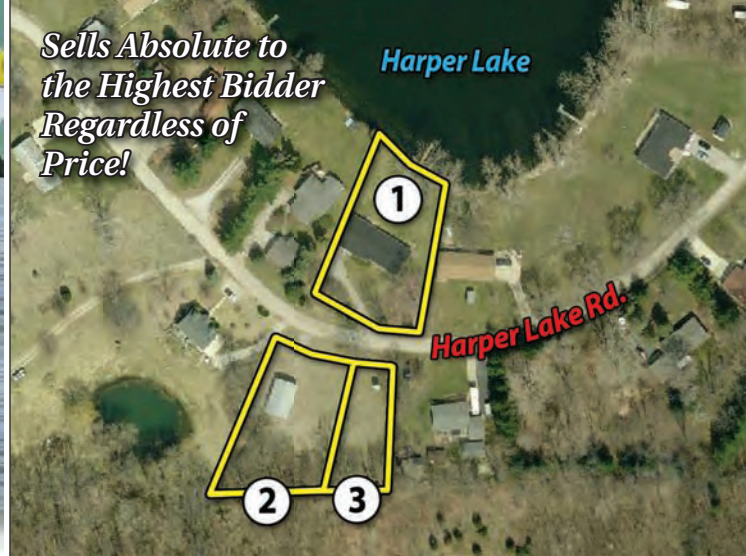
**Property and Auction Location:** From Hwy. 33 in Wolf Lake, travel west on 100 S. for 3 miles. Turn left onto Gilbert Lake Rd. and travel approximately 2 miles to 900 W. Turn right (north) and travel .3 mile to Harper Lake Rd. Turn left (west) and travel .2 mile to property.  
**From St. Rd. 13 in North Webster,** travel east on Backwater Rd. for 7.5 miles. (Note that Backwater Rd. will change names to 200 S. as you cross over St. Rd. 5 and enter Noble County.) Turn left (north) onto 915 W. and travel .5 mile to Gilbert Lake Rd. Turn right (east) and travel short distance to 900 W. Turn left (north) and travel .3 mile to Harper Lake Rd. Turn left (west) and travel .2 mile to property.

**Tract 1:** Lots 10 and 11 – 2,160 square foot, 5-bedroom ranch home built in 1974 with 100' of lakefront. The home boasts 2 full baths; the master bath has a large walk-in shower with easy access. The property has a 4" well and a septic system.

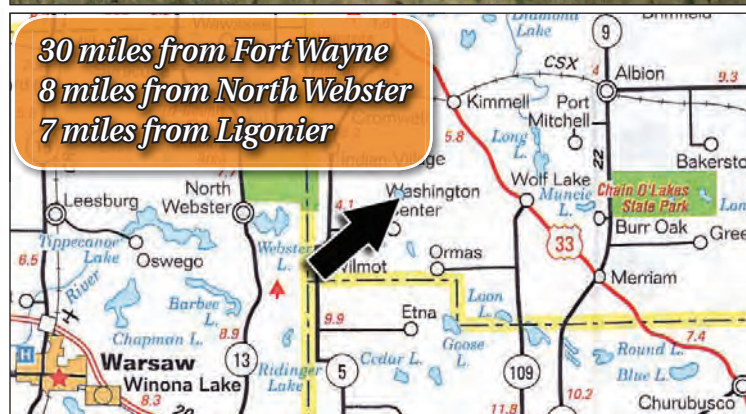
Living Room	20'11" x 17'5"	Bedroom	11'7" x 17'3"
Family Room	13'5" x 22'5"	Bedroom	11'2" x 13'4"
Kitchen	11'5" x 8'10"	Utility Room	8' x 8'
Bedroom	15' x 11'	Attached Garage	16' x 21'
Bedroom	9' x 12'	Patio	10' x 14'
Bedroom	9'10" x 10'		

**800-451-2709 • SchraderAuction.com**

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the Highest Bidder  
Regardless of  
Price!*



**30 miles from Fort Wayne  
8 miles from North Webster  
7 miles from Ligonier**



**Tract 2:** Lots 44 and 45 – These 2 combined back lots are approximately 100' x 170' with mature trees and a 26' x 40' Pacemaker pole barn built in 1990. The pole barn is in excellent condition with a concrete floor, overhead door, and walk-in door.

**Tract 3:** Lot 43 – This lot is approximately 50' x 141'. This back lot is ideal for guest parking or a garden area. Investigate the potential of building a garage or pole barn.

**Inspection Date: Sunday, August 5 • 3-5 pm**

*Call the Sale Manager for private showing.*



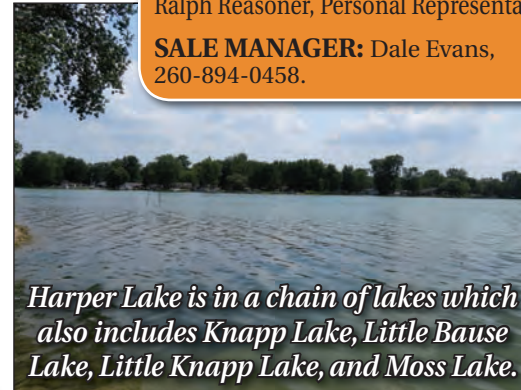
Tract 2

Tract 1



**SELLER:** Robert F. Reasoner Estate  
Ralph Reasoner, Personal Representative

**SALE MANAGER:** Dale Evans,  
260-894-0458.



*Harper Lake is in a chain of lakes which  
also includes Knapp Lake, Little Bause  
Lake, Little Knapp Lake, and Moss Lake.*



Tract 3