

Terms and Conditions

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.

DOWN PAYMENT: 5% 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. The final bid price is subject to the sellers acceptance or rejection.

DEED: Seller shall provide an appropriate deed.

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

CLOSING: Closing shall take place within 30 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rate to day of closing

SURVEY: There will be no survey; the property shall be deeded with the 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. 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, inquires, 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 a 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.**

Estate Auction

Skiing/Boating/Fishing on
Lake Wawasee & Syracuse Lake

Lake Wawasee Access • Year Round or Vacation Home
2 Boat Lots on Lake Wawasee Channel



RC-674

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July 2013

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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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Estate Auction

Lake Wawasee Access • Year Round or Vacation Home
2 Boat Lots on Lake Wawasee Channel

Skiing/Boating/Fishing on
Lake Wawasee & Syracuse Lake

Tuesday, July 23 • 6pm

Offered in 3 Tracts

Don't miss
this rare opportunity
to buy these properties
and bid your price!



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*Don't miss this rare opportunity to buy
these properties and bid your price!*

Directions: 9398 E Street of Dreams, Cromwell, Indiana in Enchanted Hills Subdivision— South of Syracuse, at the intersection of SR 13 & 1000N (Wawasee Middle School) turn East on 1000N ½ mi. to CR 800E, then .2 mi. to McClintic (turns into Hatchery Rd). Follow Hatchery 1 mi. (at Convenience Store) and turns into Turkey Creek Road, follow 1 mi. to CR 1100N. Turn West or Left to Doll Drive, turn Right to Wawasee Circle East to Honeycomb Lane, thru stop sign onto Memorial Parkway, then ½ mi. curves into E Street of Dreams, home on left.
Auction held on site!

Property Information

Tract 1: Year round or vacation home near Lake Wawasee with a 2 car attached garage and a heated building. The home has approximately 1914 s.f., 3 bedrooms, 2 full baths, kitchen with appliances, living and family rooms. The home is located on 2 shaded lots with central air and gas forced air furnace, septic and 4" well. Parcel ID-007-050-780

Tract 2: Boat Lot. Buy the boat lot with the home or separately.

Parcel ID #007-050-801

Tract 3: Boat Lot. Buy the boat lot with the home or separately.

Parcel ID #007-050-802

Purchase Tracts 1, 2 & 3 together or individually, or in any combination.

Owner: Estate of Barbara Shuherk

Sale Managers: Gannon Troutner • 574-354-7822
Gary Bailey • 800-659-9759

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Open House Dates: Wednesday, June 19, 4-5:30 and
Saturday, June 22, 10-11:30, or call for private inspections.

