

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as an individual tract.

**DOWN PAYMENT:** 10% of the Contract Purchase Price as down payment on the day of auction with the balance in cash at closing. **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.

**DEED:** Seller shall provide a deed sufficient to convey insurance title to the real estate.

**EVIDENCE OF TITLE:** The Owner agrees to furnish at Owner's expense a Title Insurance Policy. A preliminary commitment will be available for review prior to the auction.

**CLOSING:** The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller.

**POSSESSION:** Possession is at closing.

**MINERAL RIGHTS:** All mineral rights owned by the Seller, if any, shall be conveyed.

**REAL ESTATE TAXES:** Prorated to the day of closing.

**ACREAGE AND TRACTS:** All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

**SURVEY:** The property shall not be surveyed by the Seller. The current legal descriptions shall be used to convey title.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. There shall be no subagency.

**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.**

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JULY 2013						
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	1	2	3	4	5	6
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14	15	16	17	18	19	20
21	22	23	24	25	26	27
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950 N. Liberty Dr., Columbia City, IN 46725  
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**AUCTION MANAGER:**

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*Noble County, IN*

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*Absolute*  
**1.97 Acre Lot on Loon Lake**  
Approximately 270' Lake Frontage

*Noble County, IN*  
**Real Estate Auction**  
*Saturday, July 13 • 10:30am*



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*Noble County, IN*

# Absolute Real Estate Auction

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# Absolute

1.97 Acre Lot on Loon Lake  
Approximately 270' Lake Frontage

*Noble County, IN*  
**Real Estate Auction**  
*Saturday, July 13 • 10:30am*



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*Property and*

*Auction Locations*

From intersection of US 30 & St. Rd. 109, Columbia City, IN, travel north approximately 7 miles to (County Line Road), then travel west approximately 2 miles to Noble County 600 W, then north 1/4 mile to property (east side of Loon Lake).



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

*Noble County*  
**S 600 W-57, Columbia City, IN 46725**

**One of the finest opportunities to purchase lake front property on Loon Lake. Property has been in the family for many years. Property offers unprecedented view of lake, also includes former private beach.**

*Unique Opportunity to Build Your Dream Home or Homes or Invest in Lake Property for the Future!*

*Walks over inspections welcomed.*



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