

Wednesday, October 23rd at 6:00PM

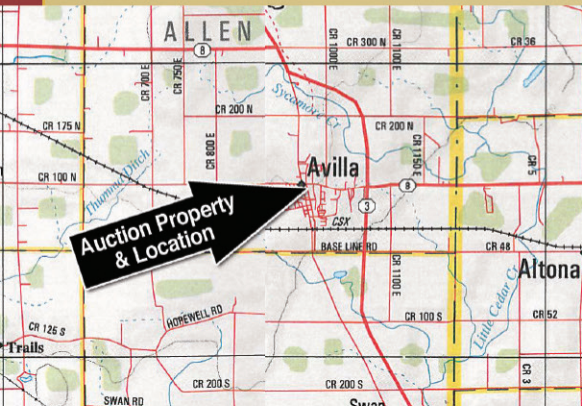
Beautiful Brick Front Home • Excellent Condition

This 1533 sq. ft., 3 bedroom home built in 1998 invites you in! The spacious kitchen and living room with vaulted ceilings, gives you plenty of room for family. Cozy up in the warmth of the living room with the gas log fireplace. Entertain on the beautiful patio with plenty of room for friends, family or maybe a garden.

Bid your price and move in at closing!

INSPECTION DATES:

Tuesday, September 24th 4:00-6:00 PM
Wednesday, September 25th 4:00-6:00 PM
Thursday, October 3rd 4:00-6:00 PM



LOCATED:
409 Van Scoyoc Street, Avilla, IN 46710

From the intersection of Main Street and Albion Street (stop light in Avilla), take Albion Street east 1 block to Van Scoyoc Street then south 3 ½ blocks to the property.



OWNER: Alberta Zawadzke Estate
AUCTION MANAGER: Arden Schrader

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

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 1 parcel.

DOWN PAYMENT: \$5,000 down payment on the day of auction. 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: 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 Seller's acceptance or rejection.

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

DEED: Seller shall provide Warranty or applicable Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: The property will be conveyed by existing legal description.

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 concern-

ing 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
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 #AU01050022



OCTOBER 2013						
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