

TERMS AND CONDITIONS

PROCEDURE: The property will be offered as a total unit.
DOWN PAYMENT: 10% 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 title insurance in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.
CLOSING: Closing shall take place 15 days after proof of merchantable title.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: The Buyer will be responsible for the November 2014 real estate taxes and thereafter. \$4,208/year.
EASEMENTS: The sale of the property is subject to any and all easements of record.
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.

PROPER INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Further, Seller disclaims any and all responsibility for Bidder's safety during the sale of the property.

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.
SURVEY: A new survey will only be provided for good title policy.
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 assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the 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.

SCHRADER Real Estate and Auction Company, Inc.

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

800-451-2709
260-417-2467

Auction Manager: Jim Hayworth
 #AC63001504
 #AU08700434



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SchraderAuction.com

MAY 2014						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
			6	7	8	9
			13	14	15	16
			20	21	22	23
25	26	27	28	29	30	31

Real Estate AUCTION Lake Manitou Rochester Indiana



Lake House
 Lake Manitou, Rochester Indiana



Real Estate AUCTION

Auction will be held on site at 2831 Barrett Road



Boat and Boatlift

SCHRADER Real Estate and Auction Company, Inc.

Saturday, May 31 at 11am

Lake House Real Estate AUCTION

Lake Manitou, Rochester Indiana



Saturday, May 31 at 11:00 AM EST

Lake Home • Boat & Boat Lift

Auction Location: On Site

Property Location: 2813 Barrett Road. From the intersection of SR 25 & SR 14 (east side of Rochester); take SR 14 6/10 of a mile east to Barrett Road, then take Barrett Road 3/10 of a mile to the property on Lake Manitou.

Wow! What a view of Lake Manitou!

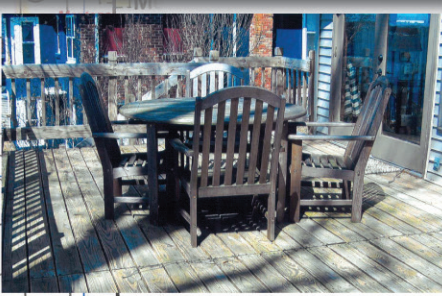
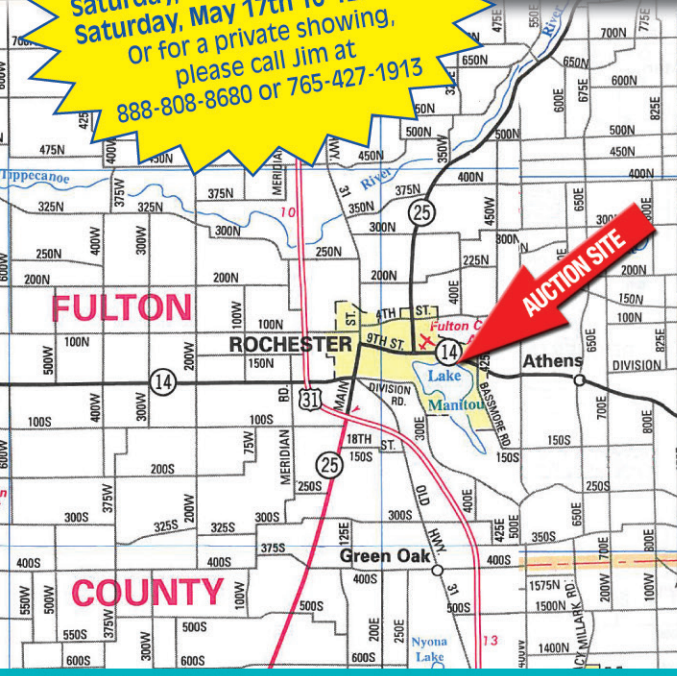
Imagine sitting on your deck with a morning cup of coffee enjoying the lake. A great place to invite family and friend for cook outs, water sports and relaxation. Located on north shore of Lake Manitou, this two bedroom home has a great view, complete with a 12x24 upper deck facing the lake as well as an enclosed lower porch. This home has a family room, kitchen, bath and den. All appliances stay with the property: electric stove, dishwasher, double kitchen sink, garbage disposal and microwave.



Family Room	11 1/2' x 30' carpet	Lower Level	
Kitchen	10 1/2' x 11' carpet	Bedroom	10 1/2' x 12 1/2'
Bedroom	9 1/2' x 9 1/2'	Den	9' x 12'
Bath	6.8' x 11' with shower	Furnace Room	9 1/2' x 23 1/2'
		Porch	7 1/2' x 23 1/2'
		Garage	13' x 26' concrete block
		Lot Side	50' x 119'



INSPECTION DATES:
 Saturday, May 10th 10-12PM EST
 Saturday, May 17th 10-12PM EST
 Or for a private showing,
 please call Jim at
 888-808-8680 or 765-427-1913



OWNER/BROKER: JB Ladd

The following items will be sold regardless of price:

- Celebrity 19' open bow boat with Mercruise 4.6 L, #CLC12958L192, with Heritage single axle trailer, 4APBT1912N100080
- Shore Station 108" AL with 3000# capacity

SALE MANAGERS:

Jim Hayworth • 888-808-8680 or
 765-427-1913 and Jimmy Hayworth

800-451-2709

www.schraderauction.com

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