

TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$3500 down payment on the day of auction with the balance in cash at closing. The down payment may be made 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.

ACCEPTANCE 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. Seller reserves the right to reject any and all bids.

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

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place on or before May 27, 2016. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

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

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated 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 Co. of Fort Wayne, LLC, 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is

responsible for conduct of his or her own inquiries, and due diligence concerning the property. The information contained by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. 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.



Auctioneer:
Jared Sipe
#AC63001504
#AU19300123
#AU10700099

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

7009 N. River Road
Fort Wayne, IN 46815
260-749-0445 • 866-340-0445

APRIL 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	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

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ALBION, INDIANA
1-1/2 story. 2,169 sq. ft. Country Home on 1.76 Acres



SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

ONLINE BIDDING AVAILABLE



Auction
real estate

WEDNESDAY,
APRIL 20

at 6:00 pm

ALBION, INDIANA

1-1/2 story. 2,169 sq. ft. Country Home on 1.76 Acres

1-1/2 story, 2,169 sq. ft. Country Home on 1.76 Acres

real estate Auction

WEDNESDAY, APRIL 20 • 6:00 pm

Location: 4720 S. 100 W. ALBION, IN 46701

Directions: Take Highway 33 Northwest of Churubusco to State Road 9 and turn left (Southwest) to County Rd. 100 W. and turn right (North) to auction site (watch for signs).



- 1 1/2 Story Home
- 2,169 square feet
- 870 Sq. Ft. partial basement
- Geothermal heat and air
- 10 x 23 kitchen and breakfast nook area
- 13 x 16 formal dining room
- 14 x 17 family room
- 8 x 13 main floor bedroom
- 8 x 13 upstairs bedroom
- 10 x 16 upstairs bedroom
- 10 x 16 laundry room/den
- 15 x 18 large office w/ closets and built-in desk (could be 4th bedroom)
- 6 x 12 extra sitting room
- 10 rooms - 3 (possibly 4) bedrooms - 1 full bathroom
- Rear wood deck and enclosed front porch
- 2 car attached garage
- 28 x 32 Outbuilding w/ metal siding & roof, concrete floor, electrical
- Great rural location on 1.76 acres
- Private well and septic system
- 2015 pay 2016 taxes: \$452.94 w/ Homestead and Geothermal exemptions

Owners:
MARK AND CYNTHIA STANGLAND

AUCTION MANAGER: Jared Sipe 260-750-1553

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, Inc.

260-749-0445 • 866-340-0445
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Open House Date: SUNDAY APRIL 10 FROM 2-4PM
(may also call 260-750-1553 for a private showing)



Online Bidding Available

You may bid online during the auction at www.schraderauction.com.

You **must** be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.

