

**AUCTION TERMS & CONDITIONS ON REAL ESTATE**

**DOWN PAYMENT:** 10% down payment on day of auction. 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. 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 Deed(s).

**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 administered closing shall be shared 50/50 between Buyer(s) and Seller.

**POSSESSION:** Possession will be at closing.

**REAL ESTATE TAXES:** Real estate taxes will be prorated 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 have 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.

**SURVEY:** The Seller shall not provide a new survey

unless required to insure title. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50/50) of the cost of any survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of Seller.

**DISCLAIMER & 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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**AUCTION MANAGER:**

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**800-451-2709**

[www.schraderauction.com](http://www.schraderauction.com)



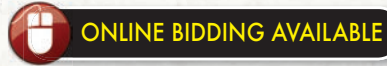
**APRIL 2016**

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

Follow us on:



- COZY 1 BEDROOM HOME & SPACIOUS 24' X 40' DETACHED GARAGE
- PERSONAL PROPERTY at 10:30 AM



*Churubusco, IN*





**308 E. Mill St., Churubusco**  
*(3 blocks east of US 33 at Brevins Restaurant)*

## COZY ONE BEDROOM HOME & SPACIOUS 24' X 40' DETACHED GARAGE

Come to one of the open houses and inspect the property – I think you will be pleasantly surprised! Explore the potential.

**OWNER: WALTER HATCH ESTATE**

**AUCTION MANAGER: Gary Boggs**



**260-244-7606 • 800-451-2709**  
**www.SchraderAuction.com**

### OPEN HOUSE:

**Saturday, April 9<sup>th</sup>**  
 9:30 - 11:00 and  
**Monday, April 11<sup>th</sup>**  
 4:00 - 5:30



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. at 800-451-2709.



## PERSONAL PROPERTY sells at 10:30

- **Amana** 18 cu. ft. refrigerator/freezer
  - **Clothes** washer
  - **Clothes** dryer
  - **Frigidaire** window air conditioner
  - **54" curved** front dresser w/glass pulls & beveled mirror
  - **5 drawer** chest of drawers
  - **Entertainment** center cabinet
  - **Portable** electric fireplace
  - **11 place** gun cabinet
  - **Round** oak table w/ Formica top & (4) cane seat chairs
  - **(2) end** tables
  - **(2) recliners**
  - **Wheelchair**
  - **Floor** & table lamps
  - **Singer** sewing machine
  - **VCR** & DVD player
  - **Rainbow** sweeper
  - **Old** table radio
  - **(2) microwaves**
  - **Bose** radio
  - **Kitchen** ware
  - **(20+) boxes** of books - guns, WWII & airplanes
  - **1904 Geography** book
  - **Indy 500** race programs - 1948 to newer
  - **Motors** auto repair manuals
  - **Avilla** Raceway programs
  - **Finance** board game (pre-Monopoly)
  - **(200+) big** band record albums
  - **(2) stereos**
  - **Holiday** decorations
  - **(6) Shirley Temple** pieces
  - **(10) glass** paper weights
  - **Few** pieces of Carnival & green depression glass
  - **6 pc. Lionel** train set & tracks in original box (1956-57 vintage)
  - **Carpenters** tools
  - **Table** saw
  - **Bench** vise
  - **Bench** grinder
  - **String** trimmer
  - **Ladders**
  - **Fans**
  - **Old** signs
- FIRE ARMS:**
- **Winchester 1892** - 38 WCF
  - **Winchester 1890** - 22 Long, oct.
  - **Winchester 1890** - 22 WRF, oct.
  - **Winchester 62** - 22 S, L, LR
  - **Winchester 1906** - 22, S, L, LR
  - **Winchester 94** - 30-30 carbine
  - **Remington 870** - 12 gauge, 2<sup>3</sup>/<sub>4</sub>
  - **Savage** Sporter - 22LR, bolt
  - **Stevens** Savage - 12 gauge, 2<sup>3</sup>/<sub>4</sub>, single shot
  - **Ruger** single six, 22 convertible, old model in box