

3 BEDROOM HOME • FULL BASEMENT • OUTBUILDINGS

AUCTION
Real Estate

INSPECTION DATES:
Tuesday, June 28 • 4-6pm
Tuesday, July 5 • 4-6pm
or by private showing

This 3 bedroom, 3 bath, energy efficient home is built on a full basement. The home was built in 2001 and has high efficiency LP gas furnace and central air for year round comfort. The partially wooded parcel provides lots of possibilities. The 36' x 40' barn provides room for livestock, or hobbies of any kind. Approximately half of this parcel is open land suitable for pasture, hay or crops. Mature trees situated on the rest of the lot provide lots of shade and a beautiful setting. The possibilities are endless!

9.18±
acres

SCHRADER
Real Estate and Auction Company, Inc.

5501 E US 30, COLUMBIA CITY, IN

Approximately 5 1/2 miles east of Columbia City
or approx. 10 miles west of Fort Wayne, IN on US 30

AUCTION HELD ON SITE

TUESDAY, JULY 26 AT 6:00 PM

9.18± acres

5501 E US 30,
Columbia City, IN

TUESDAY, JULY 26 @ 6 PM

Auction held on site

AUCTION

Real Estate



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 9.18±-acre unit.

DOWN PAYMENT: 5% 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 Warrant 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 30 days after closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to

the day 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: It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

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 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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