

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as 1 tract, and as a total 1.1± acre unit. There will be open bidding on tract during the auction as determined by the Auctioneer. Bids on tracts may compete.

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 PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 Executors Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

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

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.

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

SURVEY: There will be no 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, concern-

ing 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.

PERSONAL PROPERTY TERMS & CONDITIONS:

Cash or Check with ID. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

**CORPORATE OFFICE:**

950 N. Liberty Dr., Columbia City, IN 46725

email: auctions@schraderauction.com

Auction Manager: Ritter Cox, 260-609-3306

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OCTOBER 2018						
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	31			

800-451-2709

SchraderAuction.com

Whitley County • Union Twp

Monday, October 29th

5 pm Personal Property • 6 pm Real Estate



800-451-2709 • SchraderAuction.com

*Excellent location
with easy access
from Columbia City
or Fort Wayne, IN!*

REAL ESTATE & PERSONAL PROPERTY
AUCTION
HOME
VEHICLES • SHOP EQUIP
HOUSEHOLD • MISC

3779 E Lincoln Way, Columbia City, IN 46725

REAL ESTATE & PERSONAL PROPERTY AUCTION

Whitley County • Union Twp

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or Fort Wayne, IN!*

Monday, October 29th

5 pm Personal Property • 6 pm Real Estate

AUCTION LOCATION: 3779 E Lincoln Way, Columbia City, IN 46725

From Intersection US 30 and CR 300 E and Lincoln Way. Take Lincoln Way east 7/10 of a mile to property.

REAL ESTATE: Approx. 1,050 sq ft, 1 level, 3 bedroom home. Home includes 1½ baths. Recent update to central air unit, also includes 1 car garage. Very nice, approx. 1.1± acre country spacious lot. Also includes 2 small storage sheds. Investigate for country living at its finest! Investors: Excellent possible rental unit!

VEHICLES • SHOP EQUIP • HOUSEHOLD • MISC: • **2003 Ford Ranger** ext cab pickup, auto, AC, power windows & doors, bed cover w/hitch, 163,000 miles • **1999 Chrysler Caravan**, AC, power windows & doors, 177,000 miles • **1997 Buick Regal**, GS, grey leather, 131,825 miles • **1995 Buick Lesabre**, custom tan leather, 141,825 miles • **Toro 5060 zero-turn** mower, 50" deck • **Radial arm saw** • **Industrial drill press** • **Vertical air compressor** • **Portable air tank** • **Craftsman 2 piece tool chest** • **5hp gas generator** • **Power Mate 4000 generator**, gas • **Miller arc welder** • **Bench grinder** • **Torch regulators** • **Alum ext. ladder** • **Jack stands & jacks** • **Creepers** • **Battery chargers** • **Alum ramps** • **Welding rod** • **Misc sockets & assorted wrenches**, some Craftsman • **Misc hand tools**, shovels & rakes, etc • **Penetrating oil & lubricants** • **Misc assorted nuts & bolts organizers** • **Antique oak wood table & desk** • **Sofa** • **2 piece China cupboard** • **Leaded glass cupboard** • **Antique wood kitchen table** • **(2) Dressers** • **(3) End tables** • **Wood dresser & mirror** • **Sleep number bed** • **Outside table w/4 chairs** • **Hammond organ** • **Clock stand** • **Flat screen TV** • **Misc Lamps** • **(2) Singer tread mill sewing machines** (1 for parts) • **Recliner** • **Refrigerator freezer** • **Washer & Dryer** • **Van Guard combination safe** • **Doctor set of scales** • **Computer flat screen** • **Natural gas wall heater (like new)** • **Electric heater** • **Sweeper** • **Small chest freezer** • **Juicer** • **Ranch Master LP grill** • **Albums** • **45 records** (some Elvis) • **8 track tapes** • **New Rotisserie cooker** • **Treadmill & Stepper exerciser** • **Canning jars & rings** • **Exercise bike** • **Echo weed trimmer** • **Lawn roller & sweeper** • **Yard sprayer** for parts • **Bicycle** • **Meat grinder & meat hooks** • **Misc household items**



Lincoln Way Rd



INSPECTION DATES:

Thursday, October 11 • 4-6pm

Sunday, October 14 • 4-6pm

Monday, October 29 • 12-4pm

Or by Appointment



OWNER: Estate of Keith Rothgeb
SALE MANAGER: Ritter Cox, 260-609-3306

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