

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract as a total 1.48± acre unit. There will be open bidding as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or combinations of tracts. 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 Warranty 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 prorated to 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 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: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. 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 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 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.

Bontrager AUCTION



Auction Manager:
LEE BEER • 574.518.9109
AC63001504, AU01026980

NOVEMBER	SUN	MON	TUE	WED	THUR	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

CORPORATE HEADQUARTERS:
950 N LIBERTY DR., COLUMBIA CITY, IN 46725
800.451.2709 • WWW.SCHRADERAUCTION.COM

Monday, November 11 • 6pm
GOSHEN, IN



• REMODELED HOME • 4 BED, 1 BATH • 1,508 SQ. FT. • 1.48± ACRES

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ONLINE BIDDING AVAILABLE



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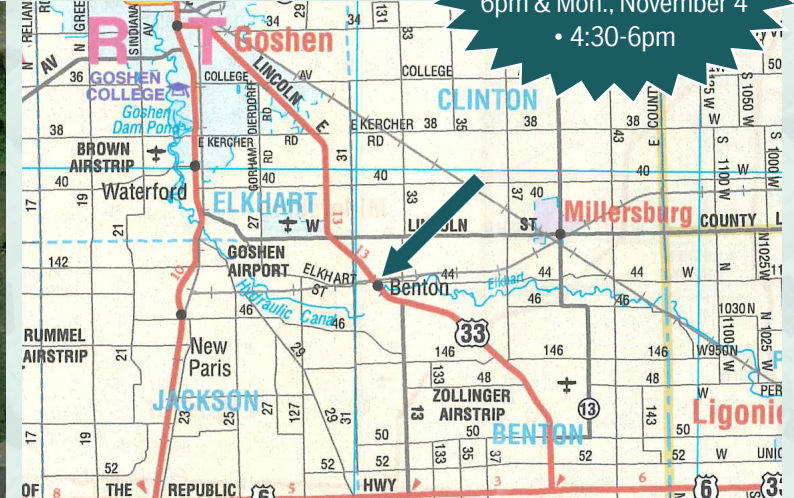
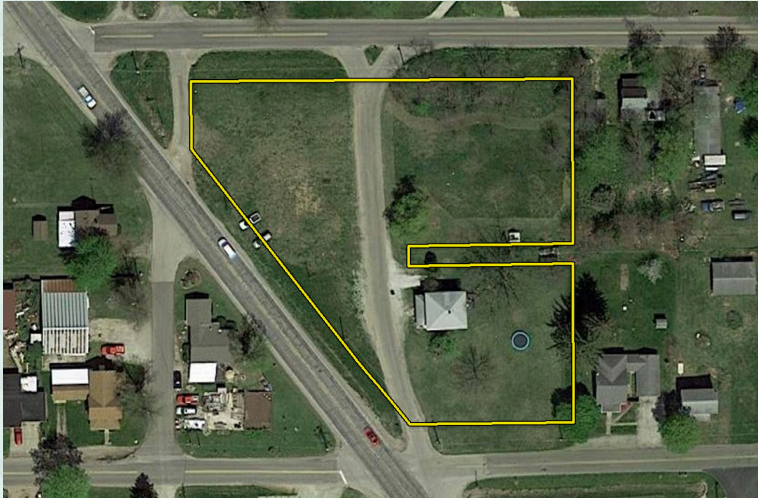


Open House Dates:

Fri., November 1 • 4:30-

6pm & Mon., November 4

• 4:30-6pm

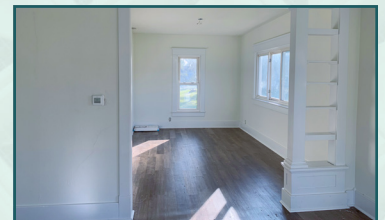


ELKHART COUNTY | BENTON TOWNSHIP | GOSHEN, INDIANA

Property Address (Auction Held On Site): 67894 Center Street, Goshen IN 46528

- Fairfield Schools
- Excellent location on US 33 with additional frontage on CR 44 south of Goshen
- Prime opportunity for business or residential occupation

Single family remodeled home. Approximately 1,508 sq. ft. home, 4 bedrooms, 1 bath, living and dining rooms, with washer and dryer hookup. Totally remodeled with new paint, flooring, kitchen cabinets, appliances, bath fixtures, and updated electrical and furnace/AC.



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 Co. 800-451-2709.

OWNER: DONALD BONTRAGER

AUCTION MANAGER: LEE BEER • 574.518.9109

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