SURVEY: The Seller shall provide a new survey where there is no existing legal description or

STATEMENTS MADE.

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DISCLAIMER

OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL

as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

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 persons preserve the selling set to the preservence are to the persons of the pers

or omissions is assumed by the Solley or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Solley and discretion of the Auctioneer. relying on it. No liability for its accuracy, errors,

brochure is subject to verification by all parties inquiries, and due diligence concerning the property. The information contained in this

inspections,

responsible for conducting his or her own are approximate. Each potential bidder is

sketches and dimensions in the brochure by the Seller or the Auction Company.

or implied, concerning the property is made

warranty or representation, either expressed

being sold on an "AS IS, WHERE IS" basis, and no

in the Purchase Agreement. The property is

subject to the terms and conditions outlined

in this brochure and all related materials are

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are

(50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option

survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half

divisions in this auction. Any need for a new where new boundaries are created by the tract

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and sufficient for providing title insurance.

exclusive agents of the Seller.

All information contained

ABSENCE

nvestigations,

FRIDAY, SEPTEMBER 3 @ 5:30 PM

MA 00:8 @ 05 T2UDUA, YA

Real Estate and Auction Company, Inc.

PROCEDURE: The property will be offered **AUCTION TERMS & CONDITIONS:**

and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The successful

or rejection. bid price is subject to the Seller's acceptance following the close of the auction. The final Agreement at the auction site immediately

DEED: Seller shall provide Executor's Deed.

description and/or aerial photos.

have been estimated based on current legal proposed boundaries are approximate and shall be deemed an invitee of the property by virtue of the offering of the property for sale.

personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. Mo party bell the bell the property of the person of the property.

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

Bidder is responsible for conducting, at their own risk, their own independent inspections,

PROPERTY INSPECTION: Each potential

POSSESSION: Possession is at closing. REAL ESTATE TAXES: Real Estate taxes shall be

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

prorated to the date of closing.

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

the purchase price.

bidder will be required to enter into a Purchase

sure you have arranged financing, if needed, made in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT COUDITIONAL UPON FINANCING, so be day of auction. The down payment may be

at online only auction. Minimum bidding increments will be predetermined. **DOWN PAYMENT:** 10% down payment on the

Auction Manager:

01000291UA, 42200080UA Ritter Cox, 260-609-3306

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

WHITLEY COUNTY, IN

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