

**PRECEDENCE TERMS & CONDITIONS:**

**PRECEDENCE:** The property will be offered at online only auction. Minimum bidding increments will be predetermined.  
**DOWN PAYMENT:** 10% down payment on the day of auction w/ the balance in cash at closing. 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, & are capable of paying cash at closing.  
**ACCEPTANCE OF BID PRICE:** The Successful Bidder will be required to enter into a purchase agreement immediately following the close of the auction. The seller has a right to accept or reject any offer.  
**EVIDENCE OF TITLE:** Seller shall provide an owner's insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide a warranty deed.  
**CLOSING:** The balance of the purchase price is due at closing.

The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.  
**POSSESSION:** Possession shall be on day of closing, immediately following the closing.  
**REAL ESTATE TAXES:** The 2021 Real Estate taxes shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.  
**ACREAGE:** The lot size, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.  
**SURVEY:** No survey shall be provided.  
**AGENCY:** Schrader Real Estate & Auction Company & its agents are exclusive agents of the Seller.  
**DISCLAIMER & ABSENCE OF WARRANTIES:** All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being

**MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER STATEMENTS MADE.**

All decisions of the Auctioneer are final. ANY ANNOUNCEMENTS there is any question as to the person's credentials, fitness, etc., Agents reserve the right to preclude any person from bidding if are at the discretion of the Auction Company. The Seller & Selling errors, or omissions. Conduct of the auction & increments of bidding Seller or the Auction Company assumes no liability for its accuracy, brochure is subject to verifications by all parties relying on it. The his or her own independent inspections, investigations, inquiries, are approximate. Each potential bidder is responsible for conduct of

September						
SU	M	TU	W	TH	F	SA
			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		

**AUCTION MANAGER:** Gary Bailey • 260.417.4838  
#AC63001504, #AU09200000



**Corporate Headquarters:**

950 N Liberty Drive Columbia City, IN 46725  
800.451.2709 • www.SchraderAuction.com



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**Bidding Opens:** Wednesday, September 22 • 12pm  
**Bidding Closes:** Friday, September 24 • 6pm

# Turned Online Only REAL ESTATE AUCTION



**Bidding Opens:** Wednesday, September 22 • 12pm  
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• North of US 24

• West of Huntington, IN

• Beautiful Spacious Ranch Home on Large Manicured Lot in Norwood Estates

# Turned Online Only REAL ESTATE AUCTION



# Timed Online Only REAL ESTATE AUCTION

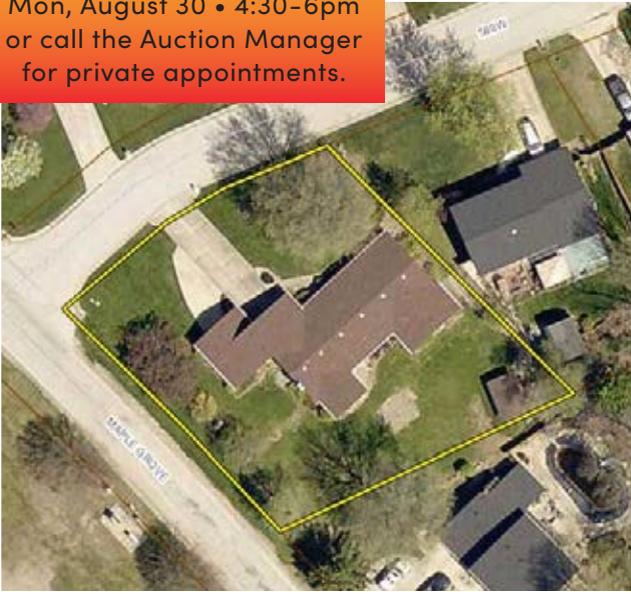
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- Beautiful Spacious Ranch Home on Large Manicured Lot in Norwood Estates
- West of Huntington, IN
- North of US 24



**INSPECTION DATES:**  
 Sun, August 29 • 1:30-3pm &  
 Mon, August 30 • 4:30-6pm  
 or call the Auction Manager  
 for private appointments.



**PROPERTY LOCATION:** 4137 N 580 W Huntington, IN 46750  
 From SR 9 & US 24 in Huntington, travel West on US 24 1.5 miles to Norwood Rd. Head North .5 miles then keep left on Maple Grove Rd. Travel .5 miles to CR 580 W.

Brick front ranch home on a large shady lot, just across the road from Maple Grove Golf Course. Approximately 2,155 sq. ft. of finished living space. Home has 2 baths and 3 bedrooms, a spacious master bedroom with jetted garden tub, shower and walk in closet. Eat in kitchen with custom cabinets and appliances. Dining room, living and family room with masonry fire place. Large all seasons room just off the family room. Laundry room and a large insulated double two car garage for storage, work area, hobbies or entertaining, newer overhead doors and newer roof. Separate storage shed.



**OWNER:** Helen Goble | **AUCTION MANAGER:** Gary Bailey • 260.417.4838