

INSPECTION DATES
OCTOBER 9TH • 10:00 AM - 12:00 PM
OCTOBER 18TH • 3:00 PM - 5:00 PM
BID AT SCHRADER.NEXTLOT.COM

PLEASANT HOME OUTSIDE OF KENDALLVILLE
• 1,258 SQ. FT.
• QUIET NEIGHBORHOOD
• SHORT DISTANCE TO LOCAL ATTRACTIONS
• GREAT UPKEEP & WELL MAINTAINED

BIDDING OPEN FROM
OCTOBER 15TH @ 10:00 AM
TO OCTOBER 25TH @ 6:00 PM
127 W. GREENWOOD DR,
KENDALLVILLE, IN 46755

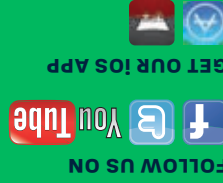
AUCTION

TIMED ONLINE ONLY
REAL ESTATE & PERSONAL PROPERTY



**NOBLE COUNTY,
INDIANA**

FOR MORE INFORMATION VISIT
Schraderauction.com
OR Call 260-343-8511



950 N LIBERTY DRIVE
COLUMBIA CITY, IN 46725
800.451.2709
www.Schraderauction.com

CORPORATE HEADQUARTERS:



SCHRADER
Real Estate and Auction Company, Inc.

#AC08801377

AUCTION MANAGER:
DEAN RUMMEL

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

SCHRADER REAL ESTATE AND AUCTION CO., INC.
260-244-7606 or 1-800-451-2709
www.schraderauction.com
#AC63001504 #AU01005815 #AU09200182
e-mail: auctions@schraderauction.com

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract. Bidding will be conducted timed online through Schradar.

nextlot.com. Minimum bidding increments will be predetermined.

DOWN PAYMENT: 10% down payment due the day after the auction for the individual tract. 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: The successful bidder will be required to enter into a Purchase Agreement 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 a warranty deed.

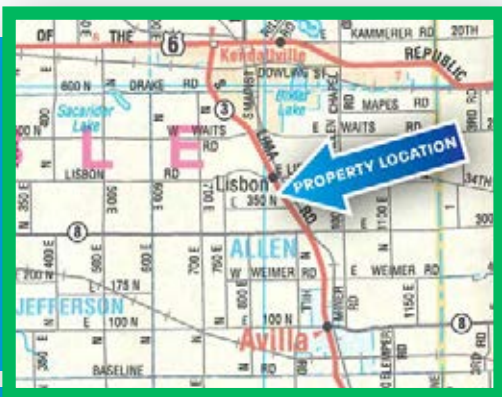
shared 50:50 between buyer and seller.

POSSESSION: Possession shall be on the day of closing, immediately following the closing.

REAL ESTATE TAXES: Taxes shall be prorated 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 have been scheduled and will be started 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 acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

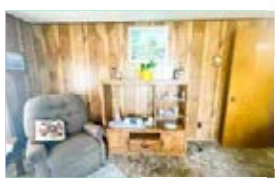
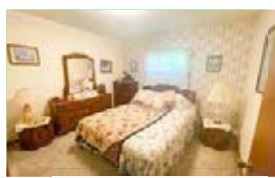


TIMED ONLINE REAL ESTATE & PERSONAL PROPERTY AUCTION

BIDDING OPEN FROM
FRIDAY, OCTOBER 15TH @ 10:00 AM TO
MONDAY, OCTOBER 25TH @ 6:00 PM

TRACT 1: THIS 1,258 SQ FT. HOME IS NESTLED IN A QUIET NEIGHBORHOOD JUST OUTSIDE OF KENDALLVILLE WITH QUICK ACCESS TO SR 3 AND ONLY 2.5 MILES TO DOWNTOWN. THIS HOME FEATURES 2 BEDROOMS AND 1 BATHROOM. ALTHOUGH THE HOME WAS BUILT IN 1974, IT OFFERS A MODERN OPEN CONCEPT WITH A BAR COUNTERTOP IN THE KITCHEN SEPARATING THE DINING AREA FROM THE LIVING ROOM. AS YOU MOVE THROUGH THE HOUSE YOU WILL FIND A 2ND LIVING ROOM WITH ACCESS TO A DECK THROUGH THE SLIDING DOOR. THE DECK HAS BEEN WELL MAINTAINED OVER THE YEARS AND OFFERS A WONDERFUL OUTDOOR FAMILY AND HANGOUT AREA. ADDITIONALLY THE HOME HAS A SINGLE CAR GARAGE, VINYL SIDING, AND ASPHALT ROOF.

PERSONAL PROPERTY TO SELL TUESDAY, OCTOBER 26TH 2021



FOR MORE INFORMATION VISIT
SchraderAuction.com
OR Call 800-451-2709



SELLER
HENRY E & WALTRAUDE SHULL
PERSONAL REPRESENTATIVES
HENRY SHULL & STEVE SHULL

AUCTION MANAGER
DEAN RUMMEL
#AU08801377