

**AUCTION TERMS & CONDITIONS:** The property will be offered as a whole 1.837± acre unit. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT:** \$10,000 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:** The successful bidder will be required to enter into Purchase Agreement at the auction site immediately following the close of the auction. Final bid price 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 Executor's 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 shall be prorated to the date 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 are created by the tract divisions in this auction. Any need are created by the tract divisions in this auction. Any need are created by the tract divisions in this auction.

**AGENCY:** Schradner 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 discretion 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.**

# AUCTION

## Real Estate

Whitley County, IN



**SCHRADER**  
Real Estate and Auction Company, Inc.  
CORPORATE HEADQUARTERS:  
950 N. Liberty Dr.,  
Columbia City, IN 46725

**Auction Manager:**  
**Ritter Cox,**  
260-609-3306

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| NOVEMBER 2021 |     |     |     |     |     |     |
|---------------|-----|-----|-----|-----|-----|-----|
| 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  |

**800-451-2709**  
SchradnerAuction.com

**1.837± acre lot**  
**with approx. 3,000 sq. ft.**  
**Ranch Home**

Whitley County, IN

# AUCTION

## Real Estate

MONDAY, NOVEMBER 29<sup>TH</sup> • 6:00PM

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Real Estate

# AUCTION

MONDAY, NOVEMBER 29<sup>TH</sup> • 6:00PM

Whitley County, IN

1.837±  
acre lot

## AUCTION HELD ON SITE

**LOCATION:** 10401 S. Washington Rd., Columbia City, IN 46725

**DIRECTIONS:** From Intersection of SR 9 & SR 114, travel west on SR 114 2 miles to Washington Rd., then turn north (right) travel approx. ½ mile. Property on right.

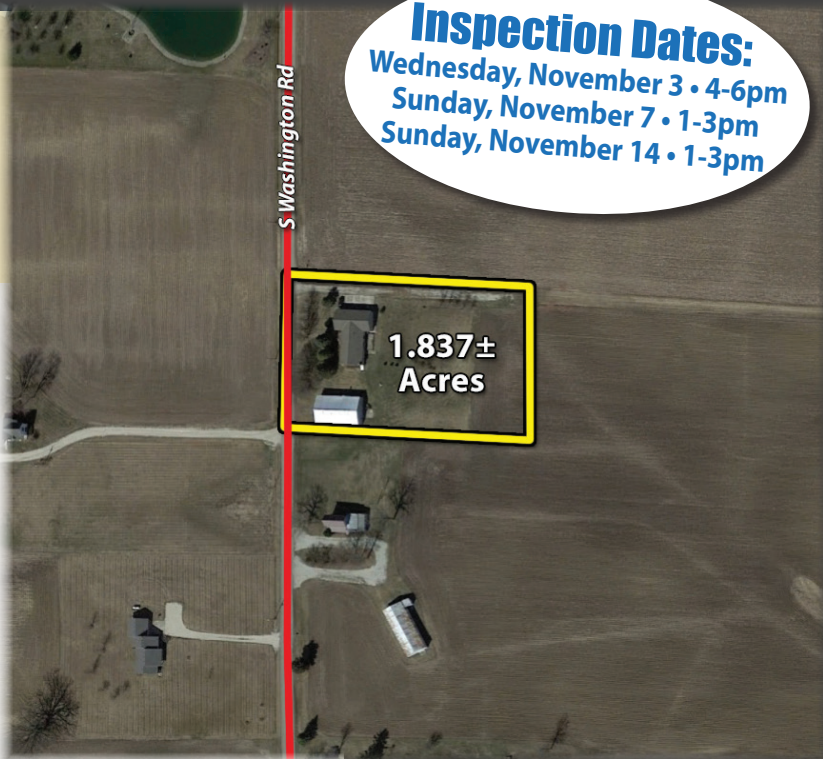
## PROPERTY DESCRIPTION:

**1.837± ACRE LOT** with approx. 3,000 sq. ft. ranch home. Home has 1,500 sq. ft. living area, 3 bedrooms, 2 baths and large open 4-door garage. Basement has 1,500 sq. ft., which is unfinished, with lots of possibilities. Home has very good construction. Basement walls have outside insulation with very good craftsmanship. Property also includes 42' x 63' pole barn with full concrete floor. Enjoy country living at its finest!

**Owner:** Ted E. Goble Estate

**Sale Manager:** Ritter Cox, 260-609-3306

**Inspection Dates:**  
Wednesday, November 3 • 4-6pm  
Sunday, November 7 • 1-3pm  
Sunday, November 14 • 1-3pm



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