

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered at online only auction. Minimum bidding increments will be predetermined.

**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the winning bid price to establish final purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction with 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 or all bids.

**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.

**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) and Seller.

**POSSESSION:** Possession at closing.

**REAL ESTATE TAXES:** The Buyer shall pay the 2022 Real Estate taxes due in 2023.

**ACREAGE:** The lot size, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos and a previous survey

**SURVEY:** No new survey shall be provided.

**AGENCY:** Schrader Real Estate and Auction Company and 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 sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the

property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info contained in the brochure is subject to verification by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auction Company. The Seller & 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.**

Mill Grove Township  
Steuben County, IN

**Building Lots Offered in 6 Tracts**

**AUCTION MANAGER:**

Robert Mishler **ph:** 260.336.9750  
#AC63001504, #AU08701553

MAY	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	28	31				

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Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

**Corporate Headquarters:**

950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com)



## Wooded Building Lots - Lime Lake & Lake Gage Access

# TIMED ONLINE AUCTION

**BIDDING OPENS:** Sunday, May 1<sup>st</sup>

**BIDDING BEGINS CLOSING:** Tuesday, May 17<sup>th</sup> @ 2:30pm



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**Building Lots Offered in 6 Tracts**

- Lime Lake & Lake Gage Access
- 12' Access Lots on Orland Rd
- Frontage on 675 W

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Steuben County, IN

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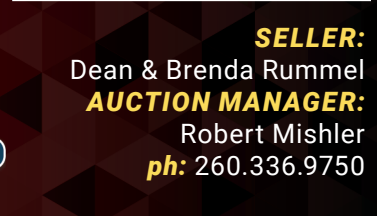
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### Building Lots Offered in 6 Tracts

- Lime Lake & Lake Gage Access
- 12' Access Lots on Orland Rd
- Frontage on N 675 W
- There is County Sewer on East Side of N 675 W
- Lime Lake has Access to Lake Gage, Which is Great for Recreational Use & Fishing
- Lime Lake is a Great Fishing Lake w/ Limited Speed Limit

**10% Buyer's Premium**



**SELLER:**

Dean & Brenda Rummel

**AUCTION MANAGER:**

Robert Mishler

**ph:** 260.336.9750

.37± acres ①  
.37± acres ②  
.37± acres ③  
.37± acres ④



.74± acres ⑤

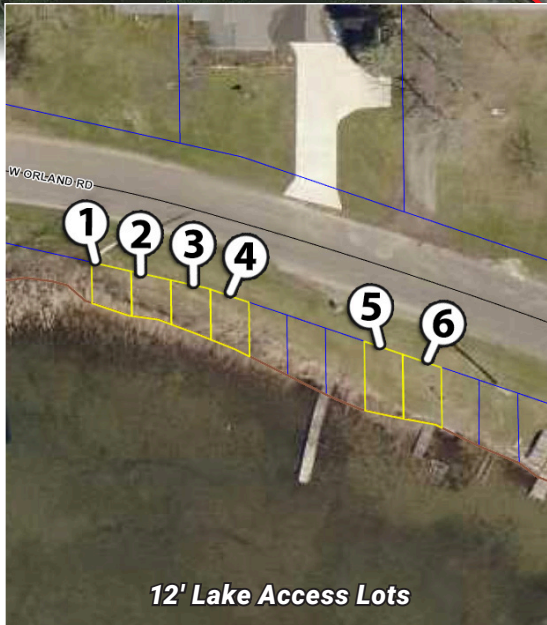


⑥ .37± acres

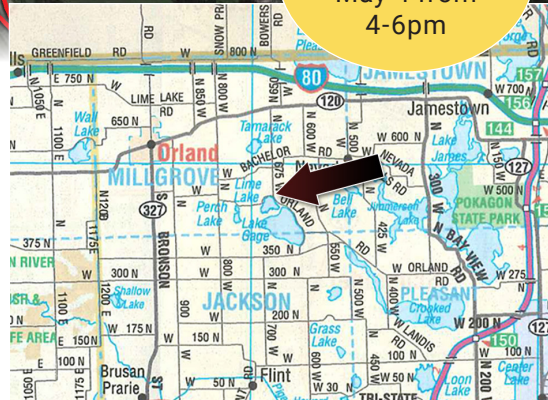


**INSPECTION DATE:** Wed,  
May 4 from  
4-6pm

Lake Access Lots



12' Lake Access Lots



**DIRECTIONS:** From Orland, IN, go east 2 miles on State Road 120 to County Rd 675 W, then south 2 miles. From Fremont, IN, go 10 miles west on State Road 120 to County Rd 675 W, then 2 miles south.

### ST GEORGE BY THE LAKE ESTATES LOTS 1, 2, 3, 4, 8, 9 & WALDEN WOODS LOT 1504R

Watch for signs. Approximate address: 4805 N 670 W, Orland, IN 46776

**TRACT 1: LOT #L-B,** St. George by the Lake Estates 65'x250' .37± acres. Partially wooded, property is rolling w/ frontage on 675 W.

**TRACT 2: LOT #2-B,** St. George by the Lake Estates, 65'x250' .37± acres. Partially wooded, property is rolling w/ frontage on 675 W.

**TRACT 3: LOT #3-B,** St. George by the Lake Estates, 65'x250' .37± acres. Partially wooded, property is rolling w/ frontage on 675 W.

**TRACT 4: LOT #4-B,** St. George by the Lake Estates, 65'x250' .37± acres. Partially wooded, property is rolling w/ frontage on 675 W.

**TRACT 5: LOTS #8B & 9B,** St. George by the Lake Estates, 130'x250' .74± acres. Partially wooded, property is rolling w/ frontage on 675 W.

**TRACT 6: LOT #1504-R,** Walden Woods 80'x200' .37± acres w/ frontage on 675 W & 670 W.

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