

TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 4.63± acre unit.

DOWN PAYMENT: 10% 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Warranty Deed.

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

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated 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 has 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

AGENCY: Schrader 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 Company, Inc.

CORPORATE HEADQUARTERS:

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

Auction Managers:
Arden Schrader,
260-229-2442

AC63001504, AU01050022



Follow us on:



Get our iOS App



800-451-2709

www.schraderauction.com

4.63± AUCTION
acres

Columbia City, IN • Whitley County

MAY 2022						
SAT	7	FRI	6	THU	5	WED
14	13	12	11	10	9	8
21	20	19	18	17	16	15
28	27	26	25	24	23	22
						29
						30
						31

Columbia City, IN • Whitley County

2181 N Riley Rd., Columbia City, IN 46725



4.63±
acres offered as
1 Tract

Monday, May 23rd • 6pm

- Beautiful Corner Setting
- 3 Bedroom Home
- Walk-Out Basement
- Plenty of Room for a Pole Barn
- Great Location
- **ENDLESS POSSIBILITIES**



AUCTION

Call 800-451-2709 • Visit SchraderAuction.com

Columbia City, IN • Whitley County

AUCTION

4.63± acres

offered as
1 Tract

Monday, May 23rd • 6pm

AUCTION LOCATION:

**Held On-Site. 2181 N Riley Rd.,
Columbia City, IN 46725.**

From the intersection of US 30 & SR 9 at Columbia City, IN, take SR 9 north 1 mile to Cider Mill Rd., turn right and go east 1.5 miles to Riley Rd., then left (north) 1.2 miles to the property.

PROPERTY DESCRIPTION:

- Beautiful Corner Setting • 3 Bedroom Home
- Walk-Out Basement • Plenty of Room for a Pole Barn
- Great Location • ENDLESS POSSIBILITIES!

Just a few minutes from Columbia City and you will be Home! This 1993 home has 3 bedrooms, 3 bathrooms, living room, kitchen, and more. There is 1740 sq. ft. of living area situated on a full unfinished, walk-out basement. Enjoy the beautiful country views for sunrise or sunset on the 280 sq. ft. deck. Lots of room to make this property your own with your dream pole barn, man cave, toy shed, the list goes on.

Come to the Auction and Bid Your Price!



INSPECTION DATES:

Saturday, May 7 • 9-11am

Monday, May 9 • 4-6pm

Thursday, May 12 • 4-6pm

Or by Appointment



OWNER: JARED BOGGS

AUCTION MANAGER: ARDEN SCHRADER, 260-229-2442



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

**MULTI-TRACT
AUCTIONS**

800-451-2709

SchraderAuction.com