

Beautiful Lake Front House & Lots • Noble County, Indiana

# REAL ESTATE AUCTION

Tuesday, June 28th • 6PM EST



JUNE 2022						
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		



## AUCTION MANAGER:

Gary Bailey • 260.417.4838  
Phil Wolfe • 260.248.1191

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## CORPORATE HEADQUARTERS:

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Beautiful Lake Front House & Lots

# REAL ESTATE AUCTION

Loon Lake  
Noble County, IN



TUESDAY, JUNE 28th • 6PM EST

North of Columbia City & South of Wolf Lake



ONLINE BIDDING AVAILABLE

5% Buyer's Premium

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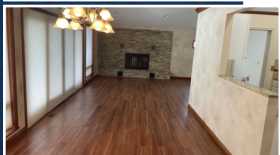




Beautiful Lake Front House & Lots • Noble County, Indiana

# REAL ESTATE AUCTION

## Tuesday, June 28th • 6PM EST



### Beautiful Lake Front Home • Storage Building • Potential Lakefront & Lake View Building Sites

*Loon Lake is an all sports lake with daily designated ski times.*

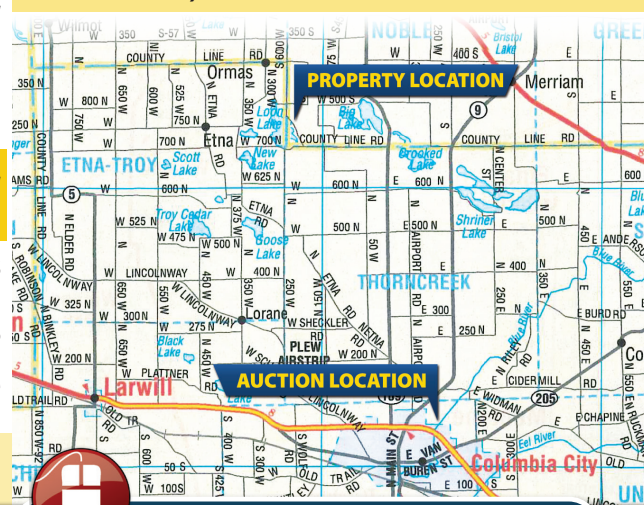
- **TRACT 1:** Beautiful lakefront home, gorgeous lake views on Loon Lake, just past the Whitley County line in Noble County. Approximately 2036 square feet of living space, 3 bedrooms & 2 baths - this home is a must see, open living room with fireplace, dining area, kitchen with attractive counters & appliances with a lakeside open deck & an attached two car garage. Make this home your lakeside get away or year round residence. Lot is approximately 67'x100'.
  - **TRACT 2:** Potential Lake front building site, or add this lot to Tract 1 for more lake frontage, or if you own a home in the subdivision, build a lake front storage building on this lot. Lot is approximately 53'x117'.
  - **TRACT 3:** Vacant lot, potential building site or build a storage building on this lot if you own a residence in the subdivision. Lot is approximately 65'x240'.
  - **TRACT 4:** Detached storage building with 3 overhead doors, great for workshop & hobbies. Or if you own a home in the subdivision, & have been wanting that extra space for parking or storage, don't miss this rare opportunity. The storage building may be purchased with any other Tract, but if it is not purchased with the home on Tract 1 or by a homeowner in the subdivision, the buyer agrees to start construction of a new home within one year after closing as directed by the Noble County Plan Commission. Lot is approximately 75'x235'.
  - **TRACT 5:** 2± acres. Build your new home on this large tract with lake views or, if you live in the subdivision, build a storage building & have plenty of room for extra parking.
- **INSPECTION DATES:** Sunday, May 29th, 1PM-3PM • Monday, May 30th, 10AM-Noon • Tuesday, June 7th, 4:30PM-6PM
- **AUCTION LOCATION:** 662 Countryside Drive, Columbia City IN, across from Kroger, on the south side of the BMV building.
- **PROPERTY LOCATION:** 5384 S 600 W-57, Columbia City, IN. From US 30 & SR 109 in Columbia City turn north on SR 109 travel 5.5 Miles to CR 600 N turn west 2 miles to CR 200 W (turns into CR 600 W in Noble County) turn right ¼ mile to the property.

**OWNERS:** Don Davis & Nancy Davis

**AUCTION MANAGERS:** Gary Bailey, 260.417.4838 & Phil Wolfe, 260.248.1191



**BID ON ANY TRACT, ANY COMBINATION OR ENTIRE PROPERTY**



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5% Buyer's Premium



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

#### AUCTION TERMS & CONDITIONS:

**PROCEDURE:** Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

**BUYER'S PREMIUM:** 5% Buyer's Premium.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

**APPROVAL OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection. Purchase agreements will be signed by the

registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

**DEED:** Sellers will provide a warranty deed.

**EVIDENCE OF TITLE:** Sellers will provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing

**REAL ESTATE TAXES:** Taxes will be pro-rated to the day of closing

**DITCH ASSESSMENTS:** The Buyers shall pay any ditch assessments due after closing if any.

**SURVEY:** Buyer and Seller to share survey costs of Tract 1, 50:50.

**EASEMENTS:** The sale of the property is subject to any

and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. 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

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