

## TERMS & CONDITIONS

**PROCEDURE:** There will be open bidding during the auction as determined by the auctioneer.

**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, & 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:** Seller will provide a Trustee's deed.

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

**CLOSING:** Closing shall take place within 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:** The Seller shall pay the 2021 real estate taxes, due in 2022 the buyers pay all taxes thereafter.

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

**SURVEY:** the seller shall provide a new survey.

**EASEMENTS:** The sale of the property is subject to any & all easements of record.

**INGRESS EGRESS:** The sale price is subject to a two year right to use the driveway for farming ingress & egress to & from State Road 9 & tillable acres surrounding the subject residence. Such ingress & egress is only for the benefit of Lynn Hindbaugh & Brad Ferrell & their employees.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials is subject to the Terms & 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, & 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 & well, or condition of septic & well is made by the Auction Company, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, & 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. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & Auction Company 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.**

Washington Township - Whitley County - Columbia City, IN

# Real Estate Auction

- Ranch Home & 2 Pole Buildings
- South of Columbia City
- West of Fort Wayne



JUNE	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	30		



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**Auction Managers:** Gary Bailey 260.417.4838 #AU92000000  
& Phil Wolfe 260.248.1191 #AU19900139

Schrader Real Estate & Auction Company, Inc. #AC63001504

**Thursday, June 30 • 6pm**



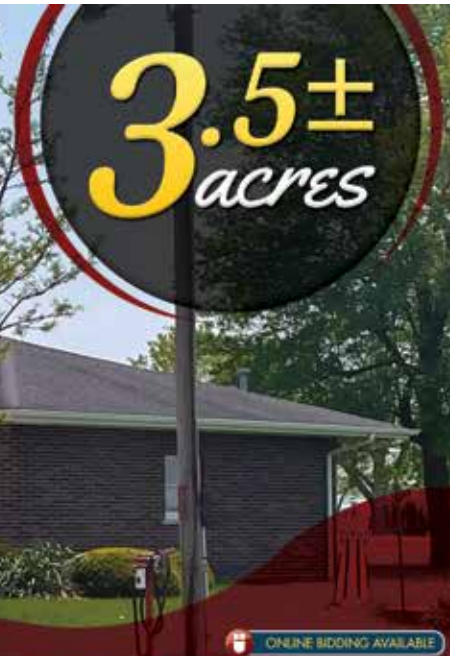
Corporate Headquarters:

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

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**3.5±**  
acres

9

3.5± ac

S-SR-9

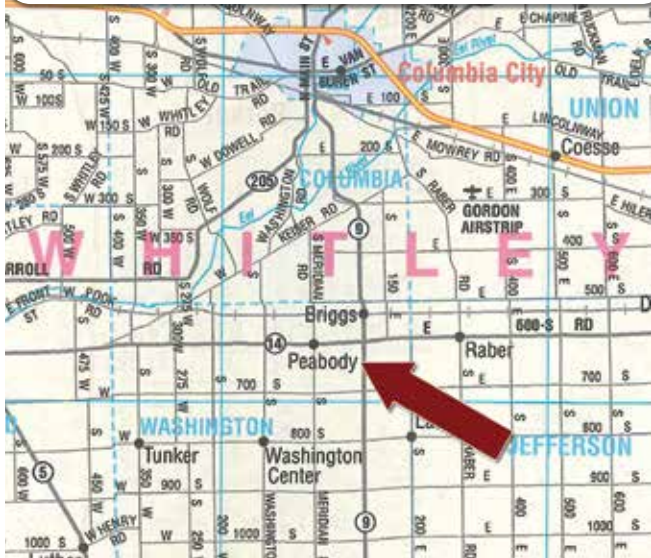
## INSPECTION DATES:

Tue, May 31 • 4:30-6pm  
& Sun, June 5 • 4-6pm



**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 WILL BE HELD ON-SITE PROPERTY LOCATION:

6470 S SR 9,  
Columbia City, IN 46725 • 5.5 miles south of  
Columbia City on SR 9. ½ mile south of SR  
14. 8 miles west of Fort Wayne.



**3.5± ACRES:** Beautiful 3,800± square foot ranch home with 2 pole buildings set back off the road. 3 bedrooms, 1 bath, eat-in kitchen, living room and full finished basement. The basement has lots of storage, office and 2-sided fireplace. There is a large insulated and heated attached garage with work area. Shop buildings are 48'x72' & 50'x80' - great for storage, shop or hobbies. Whole house generator.

**DON'T MISS THIS GREAT OPPORTUNITY!**

**Owner:** Carol Putman Trust | **Auction Managers:** Gary Bailey • 260.417.4838 & Phil Wolfe • 260-248-1191

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