

LIVE ONSITE REAL ESTATE: Thurs., August 18 @ 6PM

ONLINE ONLY PERSONAL PROPERTY: LOTS BEGIN CLOSING Sun., August 7 @ 6PM

AUCTION TERMS & CONDITIONS: chase price is due in cash at close. **WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the applicable closing documents. The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, is made by the Seller or the Auction Company. Any costs associated with securing the property is made by the Buyer. The down payment will be 50:50 between Buyer and Seller. Payment is due at the close of the auction. The down payment shall be paid by the Buyer in cash at closing. The down payment shall be made in the form of a cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so you must be sure you have arranged financing, if needed, and are capable of paying cash at the closing. **ACCEPTANCE OF BID PRICES:** Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bidder shall be subject to the seller's option and sufficient for providing title insurance. **DEED:** Seller shall provide a Warranty Deed. **CLOSING:** The balance of the purchase price is due in cash at closing.

DOWN PAYMENT: A 10% down payment is due at the close of the auction. The down payment shall be made in the form of a cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so you must be sure you have arranged financing, if needed, and are capable of paying cash at the closing. **ACCEPTANCE OF BID PRICES:** Successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bidder shall be subject to the seller's option and sufficient for providing title insurance. **DEED:** Seller shall provide a Warranty Deed. **CLOSING:** The balance of the purchase price is due in cash at closing.

LOT SIZE: All dimensions, and proposed boundaries are approximate and have been estimated based on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct a new perimeter survey of the auction and increments of the direction and dis- cretion of the Auctioneer. The Seller each pay half (50:50) 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.

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 in cash at closing.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

AUCTION MANAGER:

Jared Sipe: 260.750.1553

#AC63001504, #AU10700099



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CORPORATE HEADQUARTERS:

950 N Liberty Dr. Columbia City, Indiana 46725

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2 AUCTIONS

LIVE ONSITE REAL ESTATE
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ATTENTION HORSE & EQUINE ENTHUSIAST

2 Story Home • Over 3,600 square feet • Multiple outbuildings including riding arena & 2 horse buildings w/ 7 total stalls • 11.8± acres including over 3± acres of woods • Stocked pond • Over 3,000 linear feet of vinyl fencing

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John Deere Gator with automatic lift bed • Kubota Zero Turn Mower • Ryobi Power Washer • AgriFab Lawn Sweeper • Tractor Supply truck box • Furniture • Figurines • Statues • Home Décor Items • Craft Items • Kitchenware • & More!

Noble County LaOtto, Indiana

RE & PP OPEN HOUSE:
Sunday, July 24 • 1-4PM
or by appointment only
on the Real Estate.



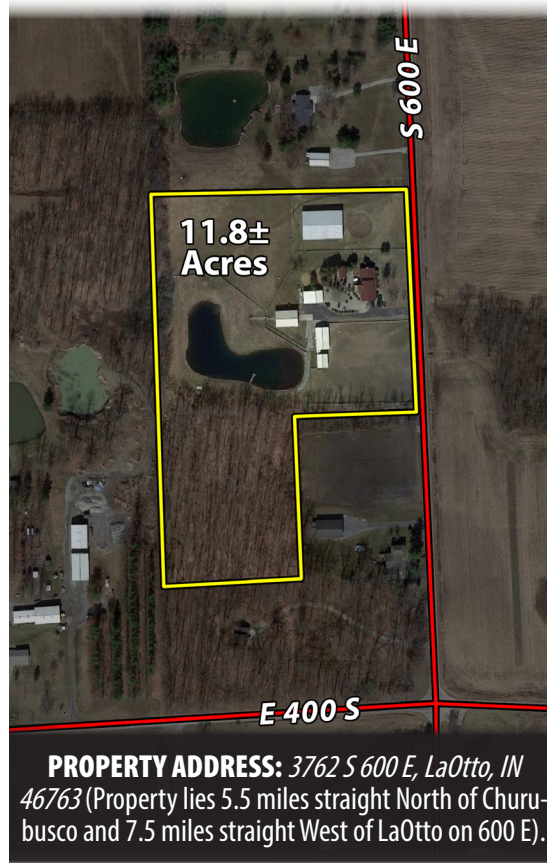
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- 11.8± acres w/ over 3± acres of woods, stocked pond, beautiful rolling site
- 22'x56' & 18'x36' horse barns w/ 7 total horse stalls, concrete floors, electrical, metal roof & siding, tack room heated, water
- 40'x56' pole barn with concrete floor, electrical, metal roof & siding
- 32'x48' workshop with concrete floor, electrical, heat, water, metal roof & siding
- 70'x100' horse riding arena with dirt floor, electrical, metal roof & siding
- 14'x28' cabana w/ brick & wood exterior, kitchenette, water
- 3 fenced in areas for horses/animals w/ over 3,000 linear feet of vinyl split rail fencing
- 2 story home on a partial basement w/ newer sump pump
- Over 3,600 square feet of living space
- 3 bedrooms, 3 full bathrooms, 1 half bathroom
- 29'x34' Large family/great room with floor to ceiling stone fireplace, knotty pine walls & ceilings, cathedral ceiling, & built-ins
- Formal dining room: 12'x17'
- Kitchen: 13'x26' with custom knotty pine cabinets
- Breakfast Nook: 13'x15'
- Extra room: 17'x20'
- Bedroom 1: 14'x17'
- Bedroom 2: 10'x17' & 7'x11' w/ access door to balcony
- Bedroom 3 master bedroom: 11'x20' w/ master bathroom with many cabinets & built-ins
- Some hardwood floors & custom woodwork
- 2 closed loop geothermal units for upstairs & downstairs, central air
- 200 amp main electrical panel & whole property Generac 2000 Series diesel generator
- Vinyl siding & newer metal roof
- Covered front porch
- Large rear deck with hot tub
- 2 car attached garage with asphalt driveway
- Newer well pump
- Septic system w/ finger system
- 2021 pay 2022 annual taxes: \$5,310.68 w/ exemptions
- Smith-Green Community Schools Churubusco Elementary, Junior, & Senior High
- Great rural location with easy access to Churubusco, LaOtto, Avilla, Kendallville, Huntertown, & Fort Wayne



PROPERTY ADDRESS: 3762 S 600 E, LaOtto, IN 46763 (Property lies 5.5 miles straight North of Churubusco and 7.5 miles straight West of LaOtto on 600 E).

RE & PP OPEN HOUSE:
Sunday, July 24 • 1-4PM or by appointment only on the Real Estate.



ONLINE ONLY PERSONAL PROPERTY: LOTS BEGIN CLOSING Sunday, August 7 • 6PM

- 2018 John Deere XUV865M Gator with 140 hours & automatic lift bed
- Kubota ZD232 zero turn mower
- Ryobi 3000 power washer
- AgriFab 38" lawn sweeper
- Tractor Supply truck box
- Outdoor horse statue & fountain
- Unique stump style side table
- Wagon wheel wood bench
- Several knotty pine log style pieces of furniture
- China hutch
- K. Kawai baby grand piano
- Industrial style serving carts
- Popcorn maker with wheels
- Outdoor & wildlife scene prints
- Crock jugs
- Coffee table
- End tables
- Southwestern & other figurines, statues, & home décor items
- Craft items
- Kitchenware



• PERSONAL PROPERTY LOAD OUT DATE:
Tuesday, August 9 • 10AM-6PM

ONLINE BIDDING AVAILABLE
CLICK HERE TO VIEW CATALOG & BID

• AUCTIONEER'S NOTE: This is just some of the highlights of the auction. Please visit www.schraderfortwayne.com for photos & the link to the online bidding platform, which will provide detailed photographs & descriptions of every lot. Once on the website please click on the auction & look for this link to the online bidding platform. Lots will be up for bidding no later than Sunday, July 24th.

OWNER: Beverly Hensley, Jeffrey King P.O.A • **AUCTION MANAGER:** Jared Sipe, 260.750.1553

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