

TERMS AND CONDITIONS:

PROCEDURE: There will be open bidding on the property 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICES: the property will sell to the highest bidder absolute regardless of price. The successful bidder will be required to enter into purchase agreement at the auction site immediately following the close of the auction.

DEED: Seller 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: shall be pro-rated to the day of Closing

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

SURVEY: there will be no new survey

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, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and ac-

knowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including any warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and 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.

**CORPORATE HEADQUARTERS:**

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

AUCTION MANAGERS:

Gary Bailey (Real Estate)

260-417-4838

Phil Wolfe (Personal Property)

260-248-1191

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Absolute Real Estate AUCTION



Wednesday, October 5 • 6PM

Hilltop Lake view Adjoining DNR Lake Front

Round Lake, Columbia City, Whitley County, Indiana



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Absolute Real Estate **AUCTION**

Wednesday, October 5 • 6PM

Sells to the highest bidder regardless of price!

AUCTION LOCATION: Tri-Lakes Lions Club, 2935 E Colony Ave. Columbia City, IN 46725.

PROPERTY LOCATION: 2827 Crescent Ave, Columbia City, IN. From US 30 & SR 9 in Columbia City, turn north on SR 9, travel 5 miles to CR 500, turn East to Colony Ave then turn left onto Fish Hatchery Rd. turn right onto Crescent Ave. to property on left.

*Hilltop Lake view Adjoining DNR Lake Front
2 Bedroom 1 bath*

PROPERTY INFORMATION: Eat in Kitchen. 2 bedrooms, 1 bath, living room, 968± square feet of living space, large deck, 18'x22' detached garage, 6'x12' storage shed, well and city sewer. Beautiful lake views. Great summer getaway or retirement property.

Inspection Dates:

Wednesday, September 7 • 4:30-6pm

Sunday, September 11 • 1-3pm

Or call the Auction Manager for private appointments.

OWNERS: Richard Baker

SALE MANAGERS:

Gary Bailey (Real Estate)

260-417-4838,

Phil Wolfe (Personal Property)

260-248-1191

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