

AUCTION TERMS & 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 successful bidder will be required to enter into purchase agreement at the auction site immediately following the close of the auction. the final bid price is subject to the Sellers acceptance or rejection. Purchase agreement will be signed by the registered bidder only.

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, it's 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 acknowledges 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 an 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.**

Real Estate Auction

Monday, October 3 • 6pm

Allen County | Woodburn, IN 46797

OCTOBER	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
	23/30	24/31	25	26	27	28	29

Sale Managers: Gary Bailey (Real Estate) • 260.417.4838
& Phil Wolfe (Personal Property) • 260.248.1191
#AC63001504, #AU09200000, #AU19900139

Follow Us On:



Get Our iOS App



SCHRADER
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725

800.451.2709 • www.SchraderAuction.com



Real Estate Auction

Monday, October 3 • 6pm

Allen County | Woodburn, IN 46797

• 4 Bedroom, 3 Bathroom Ranch Home on Large Lot



SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com

ONLINE BIDDING AVAILABLE

Real Estate Auction

Monday, October 3 • 6pm

Allen County | Woodburn, IN 46797

- 4 Bedroom, 3 Bathroom Ranch Home on Large Lot

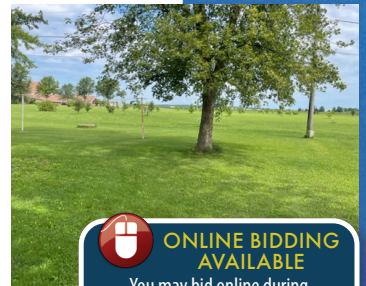
Inspection Dates:

Sun, Sept. 4 • 1-3pm &
Mon, Sept. 5 • 4:30-6pm or
call the Auction Manager
for private inspections.



Property Location (Auction Held Onsite): 22321 Ash St, Woodburn, IN 46797 • From SR101 in Woodburn, turn north on Bull Rapids Rd to Ash St & turn right. Home is second on the left.

Property Information: Kitchen with appliances. 4 bedrooms, 3 baths, living room with fire place, family room, study, patio, 2,060± square feet of living space, two car garage, on large lot, 8-10 year old roof, newer Kinetico water softener, newer Carrier central air, city water and sewer. Great location in Woodburn.



Owners: Thomas & Connie Clark | **Sale Managers:** Gary Bailey (Real Estate) • 260.417.4838 & Phil Wolfe (Personal Property) • 260.248.1191

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 • www.SchraderAuction.com



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding info, call Schrader Auction Co. 800-451-2709.