

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer. Bid on either tract or the entire property.

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: Shall be pro-rated to 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 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.**

*Beautiful Ranch Home on 2 Large, Shady Lots
1 Mile North of Columbia City*

1233 Greenbriar Drive
Columbia City, IN

1.2[±] Acres
Offered in 2 Tracts

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



Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com

OCTOBER	Su	M	Tu	W	Th	F	Sa
	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	



Real Estate Auction: Monday, October 31 • 6pm

*Beautiful Ranch Home on 2 Large, Shady Lots
1 Mile North of Columbia City*

1233 Greenbriar Drive
Columbia City, IN

Real Estate Auction: Monday, October 31 • 6pm



1.2[±] Acres
Offered in 2 Tracts

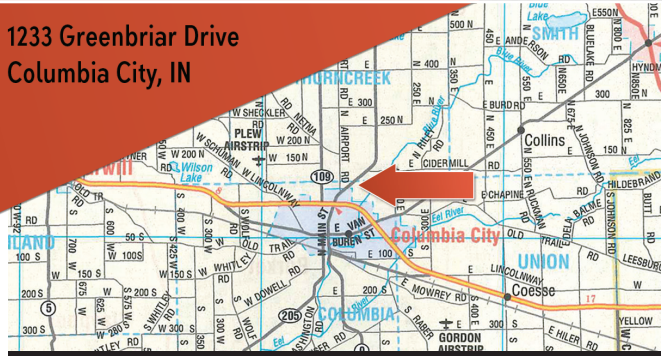


800.451.2709 • www.SchraderAuction.com

*Beautiful Ranch Home on 2 Large, Shady Lots
1 Mile North of Columbia City*

Real Estate Auction: Monday, October 31 • 6pm

1233 Greenbriar Drive
Columbia City, IN



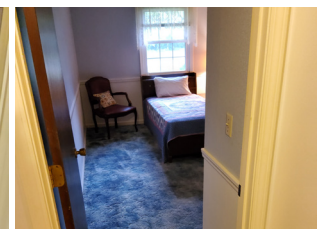
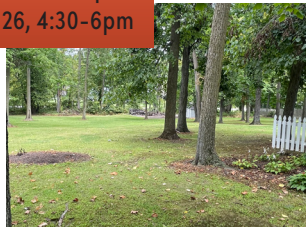
Property Location (Auction Will Be Held Onsite):

1233 Greenbriar Dr, Columbia City, IN • 1 Mile north of US 30
on SR 9 in Columbia City to Blue River Estates, turn right on
Wildwood Dr to Greenbriar Dr turn left follow to next right.



Inspection Dates:

Sun, Sept. 25 from 1-3pm
& Mon, Sept. 26, 4:30-6pm



TRACT 1 - .6± ACRE: Beautiful ranch home has 1,517± square feet of living space on a shady lot. 3 Bedrooms, master with bath, additional bath and a half, living room with fireplace, laundry room and roomy eat in kitchen with bay window and office nook. 2 car attached garage with shop or storage area. Private septic and well.

TRACT 2 - .6± ACRE: Great potential building site with 9'x11' utility shed.

Buy Either Tract or Buy the Entire Property!

Owners: The Winters Family | **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



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 information, call Schrader Auction Co. - 800-451-2709.

1.2± Acres
Offered in 2 Tracts