

Southtown Estates
KOSCIUSKO COUNTY, IN
Winona Lake

**Beautiful Brick
Ranch Home
and 5-Bay
Attached
Garage**



Real Estate AUCTION

1402 E 225 S, WINONA LAKE, IN *Tuesday, September 12 • 6pm*
Auction Held On-Site • Online Bidding Available

SCHRADER
Real Estate and Auction Company, Inc.
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Terms and Conditions

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

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

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 a 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. **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 Personal Representatives 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 date 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 are subject to the Terms and Conditions outlined in the Purchase Agreement. 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

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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.



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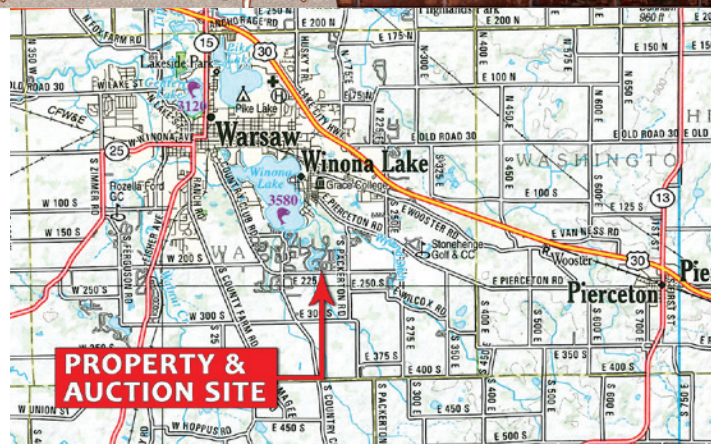
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Beautiful brick ranch style home has 1872± sq. ft. of living space. 3 Bedrooms and 2 baths, living room, family room with fireplace and kitchen with ample cabinetry and built-in appliances, island and dining room. 3 Seasons room just off the family room. 5+ Car double attached garage, shop, hobbies and tons of storage area. Metal roofing and expansive concrete horseshoe drive and two utility sheds. On large shady corner lot with frontage on CR 225 S and Faunn St in Southtown Estates. Don't miss this great opportunity!

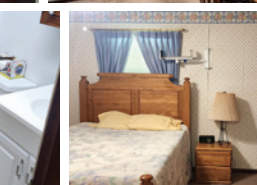
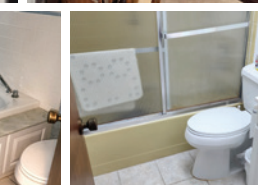
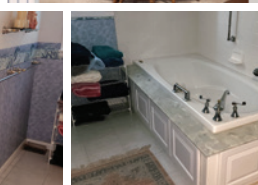
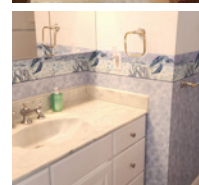


PROPERTY & AUCTION SITE

Directions: From Detroit St in Warsaw turn on Pope St (at Warsaw Cut Glass). Travel one block, turn right onto McClellan St, travel 3 miles to the property on the left. (McClellan St turns into Country Club Rd, then turns into CR 225 S.)



Inspection Dates: Sun, Aug 13, 1-2:30pm • Wed, Aug 16, 4:30-6pm • Sun, Aug 20, 1-2:30pm



Owner: Donald E Gradeless Revocable Living Trust

3% Buyer's Premium

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