

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts (Subject to "Swing" Tract Limitations) and as a total 3± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

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% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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.

ACCEPTANCE 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.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed(s).

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is 30 days after closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer(s) and will be prorated.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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 expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, 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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SCHRADER
Real Estate and Auction Company, Inc.

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3± real estate AUCTION

Noble County, IN

Offered in 2 Tracts

OCTOBER 2023						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



Offered in 2 Tracts

Noble County, IN



3% Buyer's Premium

real estate AUCTION

Saturday, October 21 • 10 am



800-451-2709
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Noble County, IN

3± Acres

Offered in 2 Tracts

Auction Held On-Site!

Property Location:

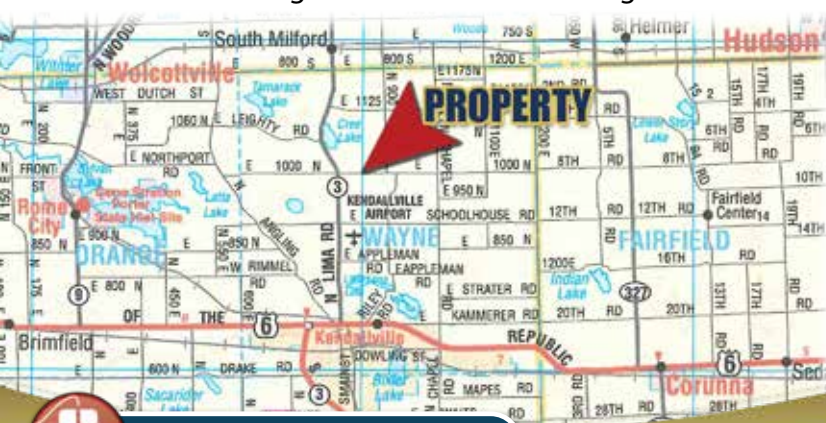
3 miles North of Kendallville, IN on St Rd 3 to CR 1000 N then east to **8420 E 1000 N, Kendallville, IN 46755.**

Tract Descriptions:

TRACT 1: 1.3± ACRES with 4 bedroom, 1½ bath, 2,220 sq ft 2 story Country Home. Large living room with wood burning fireplace, attached large entertainment room with screen and Epson projector. 3 bedrooms upstairs and 1 bedroom down with full bath that has concrete counter tops with resin finish. The Kitchen has late model Stainless Steel appliances and very nice Food Grade finished concrete counter tops. Home offers a 4 seasons entry room, outdoor concrete patio with very nice in ground pool and 6 person hot tub. 47'x 56' pole barn with 3 bays and overhead doors. The 2 car bay is heated and cooled. The property has mature shade trees, a garden area and green house with 2 cherry trees, 2 crabapple trees, green apple tree and Raspberry bushes.

TRACT 2: "SWING TRACT" 1.58± ACRES all wooded with hardwood and Large Pine Trees with walking trails.

real estate **AUCTION**
Saturday, October 21 • 10 am



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

Owner: Suzanne (Chris) Weber
Auction Manager: Robert Mishler, 260-336-9750

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