

Terms and Conditions

PROCEDURE: The property will be offered at oral auction as individual tracts and in combination.

DOWN PAYMENT: \$3,000 down payment on the day of auction for single tracts and \$6,000 for the combination with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, if needed, and are capable of paying cash at the closing.

ACCEPTANCE 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. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price. Preliminary title work has been ordered and is available upon request.

DEED: Seller shall provide a Trustee's Deed.

CLOSING: The balance of the purchase price is due at closing. The closing shall take place on or before December 14, 2023. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession given the day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed on tracts 1 and 2 only if they are sold as individual tracts. The seller and successful bidders shall each pay half (50:50) of the cost of the survey. If tracts 1 and 2 are sold separately, the successful bidders for tracts 1 and 2 will only pay half of the survey cost for the tract in which they bought. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC, 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 express, 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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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
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Auction Manager: Jared Sipe • 260.750.1553

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.

*Starts at 5pm
Held On-Site*

NOVEMBER	Sun	Mon	TUE	Wed	Thu	Fri	Sat
			7	1	2	3	4
	5	6	14	8	9	10	11
	12	13		15	16	17	18
	19	20	21	22	23	24	25
	26	27	28	29	30		

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Real Estate



AUCTION

Offered in 2 Tracts

- 2-STORY HOME W/ OUTBUILDING
- VACANT LOT

201 N WEST ST, MILFORD, IN, 46542



Real Estate

AUCTION



Starts at 5pm • Held On-Site

Tuesday, November 14

**201 N WEST ST, MILFORD, IN
KOSCIUSKO COUNTY**

Offered in 2 Tracts

- 2-STORY HOME W/ OUTBUILDING
- VACANT LOT



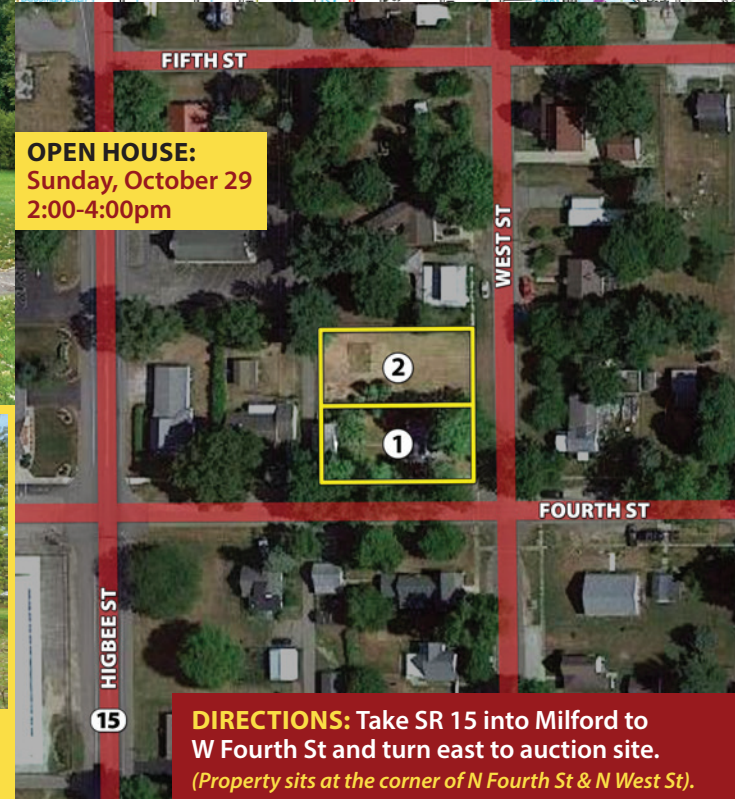


Starts at 5pm • Held On-Site
Tuesday, November 14



PROPERTY & AUCTION SITE

OPEN HOUSE:
Sunday, October 29
2:00-4:00pm



DIRECTIONS: Take SR 15 into Milford to W Fourth St and turn east to auction site.
(Property sits at the corner of N Fourth St & N West St).

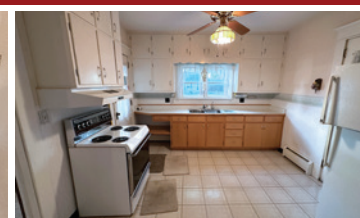
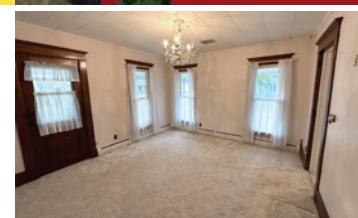


Offered in 2 Tracts

- 2-Story Home w/ Outbuilding
- Vacant Lot

Tract 1

- 2-Story home on a partial basement
- 66' x 132' corner lot
- 1,464 square feet
- 4 Bedrooms
- 1 Bathroom
- Kitchen: 10' x 11'
- Dining Room: 13' x 13'
- Family Room: 11' x 15'
- Bedroom 1 main level: 11' x 15'
- Bedroom 2 upper level: 11' x 12'
- Bedroom 3 upper level: 8' x 13'
- Bedroom 4 upper level: 11' x 13'
- Original natural woodwork and doors
- Electric baseboard heat
- Asphalt shingle roof and vinyl siding
- Large wrap-around front porch
- Rear enclosed porch
- 18' x 34' outbuilding with concrete floor, electrical, overhead door, and large walk-up attic
- Public utilities
- Residential zoning
- School district: Wawasee Community School Corporation
- Elementary School: Milford
- Middle and High School: Wawasee
- 2022 pay 203 taxes: \$120.34 w/ exemptions



Tract 2 66' x 132' vacant lot with 66' of road frontage along N West St.



Owner: Leatrice Rapp Living Trust

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Auction Manager Jared Sipe
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