

4.73±
acres

Offered in 3 Tracts

MAY	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	24	25
26	27	28	29	30	31		



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800.451.2709 3% Buyer's Premium
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1160 S Wolf Rd, Columbia City, IN • Whitley County • Columbia Township

REAL ESTATE AUCTION

Tuesday, May 14 • 6pm



Corporate Headquarters: 950 N Liberty Dr, PO Box 508
Columbia City, IN 46725

SALE MANAGERS: Gary Bailey • 260.417.4138 #AU09200000 & Phil Wolfe • 260.248.1191 #AU19900139
Schrader Real Estate and Auction Company, Inc. #AC63001504

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REAL ESTATE AUCTION

- Home
- Storage Building
- Potential Building Site

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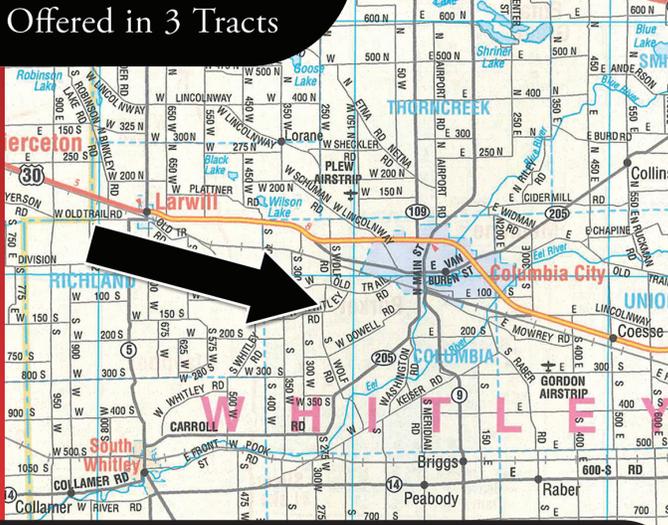
**Tuesday,
May 14 • 6pm**



REAL ESTATE AUCTION

4.73±
acres

Offered in 3 Tracts



LOCATION (AUCTION HELD ONSITE):

1160 S Wolf Rd, Columbia City, IN • From US 30 & Lincolnway in Columbia City, travel west on US 30 1.3 miles to Wolf Rd. Then turn south 1.8 miles to the property on the right.



Tract 1



Tract 1



Tracts 2 & 3



Tract 3

OWNER:

Carolyn Chapple

SALE MANAGERS:

Gary Bailey • 260.417.4138

& Phil Wolfe • 260.248.1191



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TRACT 1 - 2.43± ACRES: Home, 2,030± Sq. ft finished area & a full basement ready to be finished, w/ plumbing for an extra bath there is a sink & bathtub to be installed, three bedrooms, Master bath, shower, & jetted tub, walk in Closet. 2 & ½ baths, living room, kitchen w/ custom cabinets, appliances, formal dining room, screened, porch, utilities in the basement, geothermal heat, Culligan softener & attached garage.

TRACT 2 - 2.1± ACRES: Possible site for a new home or build a storage building or buy this lot w/ the home.

TRACT 3 - .086± ACRE SWING TRACT: 24'x32' Storage building, this tract can only be purchased, w/ Tracts # 1 or #2, or w/ the entire property & cannot be purchased by itself.

Don't miss this opportunity to buy this ready to move in home or potential building site, Bid on any Tract or buy the entire property!



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.



INSPECTION DATES:

Sat, April 13 &
Sun, April 14 from 1-3pm

**Tuesday,
May 14 • 6pm**

AUCTION TERMS & CONDITIONS:

PROCEDURE: Bid on either tract, or either tract w/ the swing tract or on the entire property. There will be open bidding on all tracts & the entire property during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction w/ 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, & ARE CAPABLE OF PAYING CASH AT CLOSING.

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

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 w/ 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 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. Or as soon as possible after the survey is completed, Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to Date of closing.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: Buyer & Seller to share survey cost 50/50, if necessary.

EASEMENTS: The sale of the property is subject to any & all easements of record.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & 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, & 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 & well, or condition of septic & 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, & 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 & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**