

- Columbia City • Whitley County, IN
- Lake Front Home • Loon Lake

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		



SALE MANAGERS:

Gary Bailey • 260.417.4138

#AU09200000

& Phil Wolfe • 260.248.1191

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Schrader Real Estate & Auction Company, Inc.

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Corporate Headquarters:

950 N Liberty Dr, PO Box 508

Columbia City, IN 46725

BIDDING OPENS:
Sunday, May 12 • 12pm

**ONLINE ONLY
REAL ESTATE
AUCTION**

BIDDING CLOSES:
Thursday, May 16 • 6pm

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- Lake Front Home
- Loon Lake
- Boat, Fish & Ski
- Summer Fun or Permanent Home
- 3 Bedrooms 2 Baths
- Pier & 64'± of Lake Frontage

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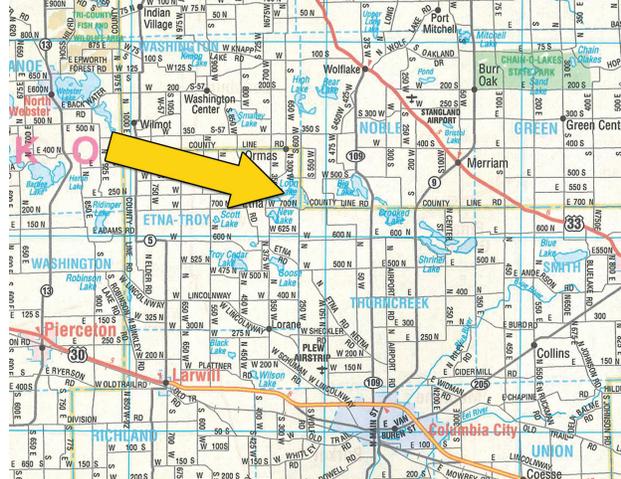
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Eat in-Kitchen, 3 bedrooms, 2 baths, living room, 1299± square feet of living space, 3 seasons room, deck, 20'x28', detached garage w/ loft for storage, well & city sewer. Includes pier & beautiful lake views! Great summer getaway or retirement property. Fish, Swim or water sports.



INSPECTION DATES:
Sat, April 13 & Sun, April 14 • 4-5:30pm
or call the Auction Managers for private inspections

PROPERTY LOCATION: 7518 Brown Rd, Columbia City, IN • From the intersection of SR 109 & CR 700 N (North of Columbia City), travel west on CR 700 N 2.8 miles to North Brown Rd. Turn north onto Brown Rd & travel ½ mile property on right.

OWNER:
Kathy Sheets
SALE MANAGERS:
Gary Bailey • 260.417.4138
& Phil Wolfe • 260.248.1191



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AUCTION TERMS & CONDITIONS:
PROCEDURE: Register online at SchraderAuction.com
DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction w/ balance in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.
BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.
APPROVAL OF BID PRICES: The Seller has a right to accept or reject any bid. The successful bidder will be required to enter into purchase agreement immediately following the close of the auction.
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. 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 the 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 & 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

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