



Real Estate AUCTION

Online Only

Wabash County, IN

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:
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AUCTION MANAGERS:

GARY BAILEY

260-417-4838

PHIL WOLFE

260-248-1191

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INDIANA REA BROKER: Schrader Real Estate and Auction
Company, Inc., CO81291723 | Gary Bailey, RB14026420

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800-451-2709

www.schraderauction.com



JUNE 2025						
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					

BIDDING OPENS: FRIDAY, JUNE 6 AT NOON

Wabash County, IN • North Manchester

Real Estate AUCTION

Online Only

Home
on Large Shady Lot



Bidding Ends:

Wednesday, June 11th at 6pm

Bidding Opens: Friday, June 6th at 12 Noon



3% Buyer's Premium

THE ORIGINAL MULTI-TRACT AUCTIONS

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Real Estate AUCTION

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Home on Large Shady Lot

Bidding Ends: Wednesday, June 11th at 6pm

Bidding Opens: Friday, June 6th at 12 Noon

PROPERTY LOCATION & DIRECTIONS: 601 N Elm St., North Manchester, IN 46962. From Main St. (SR 114) in North Manchester, IN, turn north on Elm St., .4 mile to home on right.

PROPERTY INFORMATION: Two bedroom, one bath home, living room, eat-in kitchen, laundry room and utility shed on this spacious shady back yard, with fence for children or pets. A great retirement home, family with room to grow or a potential rental property in this quiet neighborhood, near Peabody Retirement Community, Schools, Parks and Manchester University.



OWNER: Karen Austin Estate

AUCTION MANAGERS: Gary Bailey 260-417-4838 & Phil Wolfe 260-248-1191

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined.
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.**
ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price is subject to the Sellers' acceptance or rejection.
DEED: Seller will provide a 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: The real estate taxes shall be pro-rated to the day of closing.
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.

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.
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 is 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, it's 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 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 and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and 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, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and 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.

OPEN HOUSE DATES:
Sunday, May 11th • 1-2:30PM
Tuesday, May 13th • 4:30-6PM



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