

**REAL ESTATE TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 1 individual tract. There will be open bidding on the tract during the auction as determined by the Auctioneer.

**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, & 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 at Closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the Buyer(s) beginning w/ taxes due in November & prorated to the day of closing & beyond.

**PROPERTY INSPECTION:** Each potential Bidder is responsible

for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 & 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 & sufficient for providing title insurance.

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed

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

**PERSONAL PROPERTY TERMS & CONDITIONS:**

**SUMMARY:** For help w/ online bidding, call the technical support line at (260) 208-3370

**PAYMENT:** Payments may be made Online or Onsite in the forms of Cash, Check or Credit Card (3.0% CC Surcharge Applies) *Onsite Hours:* Wednesday, July 2, 1-5 pm *Main Office:* Monday through Friday 7:30am-5pm. ALL Payments to be Made by

Saturday, July 5 at 12pm NOON! **10% Buyers Premium Applies** \*\*Payments not made by 12:00 Noon on Saturday, July 5th will be automatically run via the credit card on file. \*\*

**LOAD OUT:** 1 Day Load Out Wednesday July 2, 1-5pm Auction Manager: Lee Beer 574-518-9109. Plan Accordingly - Staff is Limited/Auction Company Does Not Provide Boxes, Packing, Hand Trucks or Provide Staff for Loading of Furniture & Large Items, Come Prepared!

**\*\*UPDATE\*\*** Any Items Paid for & Agreed Upon w/ Auction Manager (Due to The Volume of This Service, Delivery Charges Now Apply) to be Taken to Main Office in Columbia City for Pickup are Required to be Picked Up Within 1 Business Week of Auction, Deadline July 12, by 12 Noon. No Exceptions, it is The Buyers Responsibility for Pick Up & Reminders Will Not Be Sent Out by Auction Company. Any Items NOT Picked Up Within The 1 Business Week Timeframe Will Be Returned to Seller & No Refunds Will Be Issued

**SHIPPING:** Shipping is Available Through 3rd Party Shipper. Columbia City Going Postal - 1080 Spartan Drive Suite A, Columbia City, IN 46725. Call for Quote Prior to Bidding 260-248-8608. ALL Shipping & Handling Costs Are the Responsibility of The Buyer & Said Shipping/Handling Is Between Buyer & Going Postal, Not the Auction Company.

Milford, Indiana  
Personal Property & Real Estate

# AUCTIONS




<b>JULY</b>	SU	M	TU	W	TH	F	SA
	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		




**AUCTION MANAGER:** Lee Beer • 574.518.9109  
#RB14044577 #AU01026980

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10% Buyer's Premium on Personal Property

**800.451.2709**

**www.SchraderAuction.com**

Milford, Indiana  
Personal Property & Real Estate

# AUCTIONS



10% Buyer's Premium on Personal Property



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## ONLINE ONLY PERSONAL PROPERTY AUCTION:

**Lots Begin Closing: Tuesday, July 1 • 5pm**

**LIVE ONSITE REAL ESTATE AUCTION: Tuesday, July 15 • 6pm**

**CORPORATE HEADQUARTERS:** 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725  
#C081291723, #AC63001504

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Milford, Indiana  
Personal Property & Real Estate

# AUCTIONS



**LOCATION (REAL ESTATE AUCTION HELD ONSITE):** 507 W Emeline St, Milford, IN 46542. Travel west of SR 15 two blocks from the stoplight at south side of town.



**SELLER:** Eudora Hurd  
**AUCTION MANAGER:**  
Lee Beer • 574.518.9109



## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding info, call Schrader Auction Co. 800-451-2709.



10% Buyer's Premium on Personal Property

**800.451.2709**

[www.SchraderAuction.com](http://www.SchraderAuction.com)

## ONLINE ONLY PERSONAL PROPERTY AUCTION: Lots Begin Closing: Tuesday, July 1 • 5pm



**Personal Property Inspection Date: Monday, June 30 • 1-4pm**

**Antique Dishes, Furniture, Collectables Glass Ware, Piano & Household!  
Go to the Website for Details & Lots!**

## LIVE ONSITE REAL ESTATE AUCTION: Tuesday, July 15 • 6pm



**Real Estate Inspection Dates: Tuesday, July 8 • 4-6pm  
& Thursday, July 10 • 4-6pm**

Beautiful home located on a shady lot in the west part of Milford, IN. Close to school, but in a quiet area, not far from the country. All brick exterior, with a brick two car garage. Home has 2 bedrooms and 1½ baths, plus a large living room and office on 1st floor. Home features a full finished basement with 2 bedrooms and a full bath, plus wood burning fireplace, and lots of room to entertain. The main floor and basement offer 4,000 sq. ft. of possibilities! The home needs some updating, but is a very solid well-built house. Home will fulfill many dreams for all age groups!