

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered at on-line 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 Seller's acceptance or rejection.

**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:** The 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.

**PROPERTY INSPECTION:** 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.

**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 expressed 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, expressed or implied or arising by operation of law, including an 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.**

# SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

## AUCTION MANAGERS:

**GARY BAILEY**

**260-417-4838**

**PHIL WOLFE**

**260-248-1191**

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# ONLINE ONLY - REAL ESTATE

# AUCTION

Kosciusko County, IN



SEPTEMBER 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 Fri, September 19 at Noon  
Bidding Ends Thurs, September 25 at 6PM

West of Pierceton / East of Warsaw  
Washington Township / Kosciusko County, IN



# ONLINE ONLY - REAL ESTATE

# AUCTION

**BIDDING OPENS:  
FRIDAY, SEPTEMBER 19<sup>TH</sup> @ NOON**

**BIDDING ENDS: THURSDAY, SEPTEMBER 25<sup>TH</sup> @ 6PM**

**4 Bedroom & 3 Bath Home  
Heated Shop and Storage Buildings  
on 5± Acres**

Call 800-451-2709 for More Information OR Visit [SchraderAuction.com](http://SchraderAuction.com) for Bidding Information



# ONLINE ONLY - REAL ESTATE AUCTION

Kosciusko County, IN

**BIDDING OPENS: FRIDAY, SEPTEMBER 19<sup>TH</sup> @ NOON**

**BIDDING ENDS: THURSDAY, SEPTEMBER 25<sup>TH</sup> @ 6PM**

## 4 Bedroom & 3 Bath Home Heated Shop and Storage Buildings on 5± Acres

West of Pierceton / East of Warsaw / Washington Township

**DIRECTIONS: 5425 E Washington Rd., Pierceton, IN 46562**

In Pierceton on SR 13 turn west on Market St. (Pierceton Rd.) on the south side of the railroad 1.5 miles to Washington Rd. turn north .5 miles to the property on the left or From Winona Lake at Kings Highway and Pierceton Rd. travel east 4.75 miles to Washington Rd.

### PROPERTY INFORMATION:

**5± Acres:** Beautiful country home with 3360± total finished square feet. Includes a 39'x28' heated shop with concrete floor and overhead door and 2 large utility sheds. Set back off the road with a blacktop drive. 4 Bedrooms and 3 full baths, modern kitchen, with dining area, living room, 3 upstairs bedrooms with bath in main bedroom and second bath in the hall. 1620± finished area in the walk out basement. With kitchenette, family room, bedroom and full bath. One unfinished room has a closet and window and could be a potential 5th bedroom, and the home has a heated-attached 2 car garage. Balcony deck just outside the kitchen and basement patio. This property could potentially easily house two families. There is a large high fenced area off the basement patio, great for pets and children. There is a small, wooded area at the rear of the property. Great potential, multi-uses, close to US 30 and zoned agriculture.

*Don't miss this great opportunity!*



**OPEN HOUSE DATES:**  
Sunday, August 24<sup>th</sup> • 1-2:30pm  
Monday, August 25<sup>th</sup> • 4:30-6pm

**800-451-2709**  
**SchraderAuction.com**

**OWNERS: Jack & Sharon Snavelly**  
**AUCTION MANAGERS:**  
Gary Bailey, 260-417-4838 &  
Phil Wolfe, 260-248-1191



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LIVE WITH ONLINE