

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in ONE (1) individual tract. There will be an open bid during the auction as determined by the Auctioneer. The property will be bid in a manner resulting in the highest total sale price.

DOWN PAYMENT: \$5,000 down payment at close of the auction. 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. The terms of this agreement & any addendum are non-negotiable.

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 balance of the real estate purchase price is due at closing, which is targeted to take place on or before October 16th, 2025.

POSSESSION: Buyer shall receive possession at closing.

REAL ESTATE TAXES: Real estate taxes will be pro-rated to the date of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: 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. Combination purchases will receive a perimeter survey only.

EASEMENTS: All real estate is being sold subject to any existing recorded easements.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC & 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.**

Immaculate Columbia City Country Home

AUCTION

Tuesday, September 16 • 6pm

AUCTION MANAGERS:

Jerry Ehle • 260.410.1996

#AU19300123, #RB14044208

& Justin Griffin • 260.223.5861

#AU12500017, #RB20000785



260.749.0445 • 866.340.0445

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Immaculate Columbia City Country Home

AUCTION

Tuesday, September 16 • 6pm

- Auction Held Onsite: 1119 S Wolf Rd, Columbia City, IN 46725
- Ranch Style Home on 2.27± Acres
- 3 Bedrooms, 3 Bathrooms



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**Corporate Headquarters: 950 N Liberty Dr, PO Box 508
Columbia City, IN 46725 #LC20700176, #AC63001504**

- Auction Held Onsite: 1119 S Wolf Rd, Columbia City, IN
- Ranch Style Home on 2.27± Acres • 3 Bed, 3 Baths



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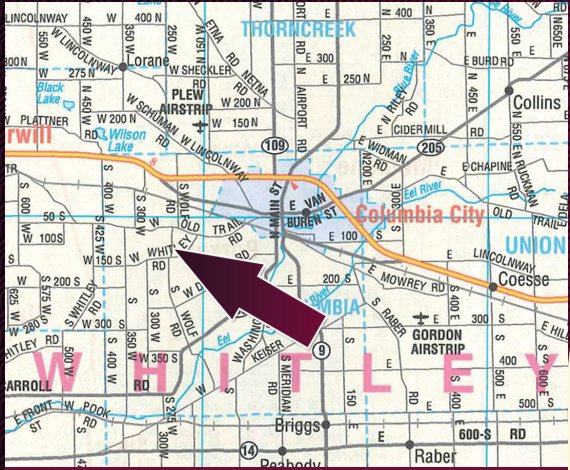
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Immaculate Columbia City Country Home

AUCTION

Tuesday, September 16 • 6pm



LOCATION (AUCTION HELD ONSITE):
1119 S Wolf Rd, Columbia City, IN 46725



SELLER: Jeanette Smethers

AUCTION MANAGERS:

Jerry Ehle • 260.410.1996
& Justin Griffin • 260.223.5861



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



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INSPECTION DATES: Sun, September 7 • 5-6pm,
Mon, September 8 • 4-6pm & Thu, September 11 • 4-6pm

2.27 ± ACRES: This stunning 1,789 sq. ft. ranch home offers the perfect blend of space, comfort & charm. Featuring an open floor plan, it's ideal for both everyday living & entertaining. Just off the living room, you'll love the inviting 3-seasons room — a peaceful spot to enjoy the view of your property year-round. The spacious master suite is a true retreat, complete w/ a large walk-in closet & a private en suite bathroom. All bedrooms are generously sized, w/ a great deal of space for storage. *New Climate Master geothermal furnace installed in February 2025. The cost of nearly \$30,000.* Outside, the fenced backyard is perfect for pets, play or gatherings, while the classic white fencing along the north & south property lines adds timeless appeal. A separate stone driveway leads to the detached garage, providing extra parking & workspace, w/ over 2 acres of land, this property offers privacy, room to roam & endless possibilities.



TIMED ONLINE ONLY PERSONAL PROPERTY AUCTION

LOTS BEGIN CLOSING: Wednesday, September 10 • 6pm

- 2018 Ford C Max SE Hybrid wagon, 68,386 miles, clean title w/ a printed Carfax, one owner, very nice running vehicle
- 2014 Yamaha Grizzly 450 w/ snowplow blade, only 124 hours, well taken care of & lightly used, 50-inch blade included, new battery & original manual, clean title in hand
- Husqvarna TS 142XK 42" 22 HP riding lawn mower, great running machine w/ 320 hours
- 24" Simplicity Sno-away 8 Snow Blower (like new), 8 HP Briggs & Stratton engine
- Pfaltzgraff tea sets, outdoor patio furniture & more!