

**TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered at online only auction. Minimum bidding increments will be predetermined. You may bid on either tract or the entire property.

**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, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

**BUYER'S PREMIUM:** A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

**APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

**DEED:** Seller will provide an Executors 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 prorated to the day of 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 with 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.

**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. & 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.**

DeKalb County • Smithfield Township  
Waterloo, Indiana

**ONLINE ONLY  
REAL ESTATE AUCTION**

**10<sup>.66±</sup> Acres, 2 Tracts**



**AUCTION MANAGERS:**

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phil Wolfe • 260.248.1191 #AU19900139

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800.451.2709 3% Buyers Premium  
www.SchraderAuction.com

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**ONLINE ONLY  
REAL ESTATE AUCTION**

**10<sup>.66±</sup> Acres, 2 Tracts**

- Country Home • Outbuildings
- Pasture • Tillable Land
- Potential Building Site



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www.SchraderAuction.com

**BIDDING STARTS: Friday, September 26 • 12pm**  
**BIDDING ENDS: Thursday, October 2 • 6pm**

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725  
Schrader Real Estate and Auction Company, Inc. #AC63001504, #CO81291723



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# ONLINE ONLY REAL ESTATE AUCTION

## 10<sup>.66±</sup> Acres, 2 Tracts



### OWNERS:

The Gary Mertz Estate

### AUCTION MANAGERS:

Gary Bailey • 260.417.4838  
& Phil Wolfe • 260.248.1191

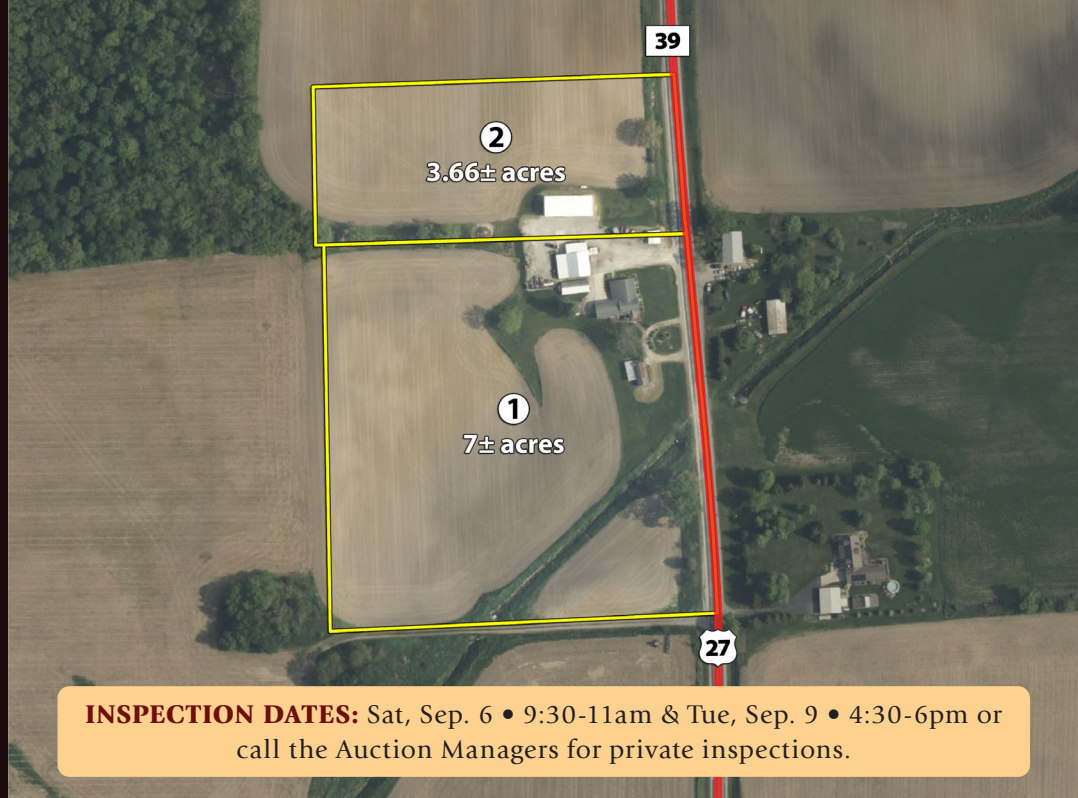


### ONLINE BIDDING AVAILABLE

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 information, call Schrader Auction Co. - 800-451-2709.



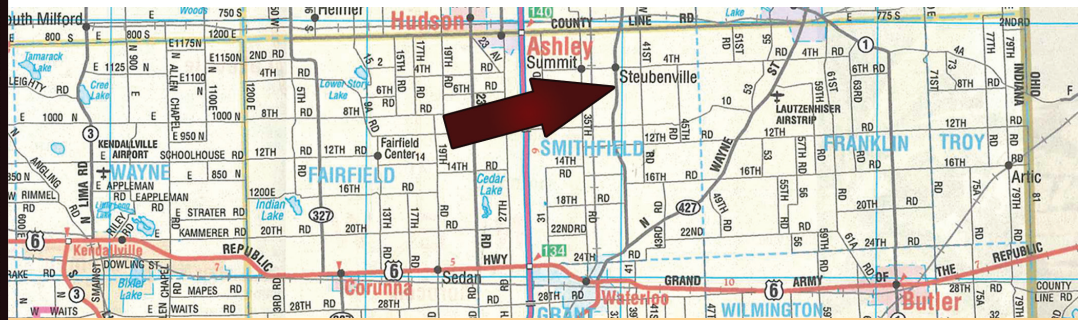
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### BUY EITHER TRACT OR THE ENTIRE PROPERTY DON'T MISS THIS OPPORTUNITY AND BID YOUR PRICE!

**TRACT 1 - 7± ACRES:** Country home, 1,616± finished sq. ft. home, shop & storage buildings, 3 bedrooms, office area or potential 4th bedroom, 1 bath, eat-in kitchen w/ appliances, dining area open to the kitchen. The main bedroom has a walk-in closet & bath. Central air, newer furnace & add-on wood burner w/ a 28'x32' attached two car garage w/ kitchenette, rear patio. Great property for families, storage, business or hobbies. The shop is heated & has an office area & bathroom. Come & investigate the potential.

**TRACT 2 - 3.66± ACRES:** Pole building w/ heated shop & storage area. Tillable land & potential building site.



**PROPERTY LOCATION:** 0702 CR 39, Waterloo, IN 46793



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