

AUCTION TERMS & CONDITIONS:

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

DOWN PAYMENT: 10% down payment on the day of 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.

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 will take place on or before 30 days after auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day of the closing & will be the responsibility of the seller. Buyer will be responsible for all taxes thereafter.

CO-BROKERAGE: Schrader Auction will offer commission to real estate agents if their buyer is the successful bidder. The agents must preregister for the auction ahead of time & inform the sale managers of the situation. COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS.

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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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.**

240 E 400 N, Angola, IN, 46703 · Steuben County, IN

Custom Built Home Auction

Monday, October 20 · 6pm EST

Licensed Real Estate Broker:

Daniel James Days · 260.233.1401

#RB22000867

Licensed Real Estate Broker & Auctioneer:

Dean G. Rummel · 260.343.8511

#RB14052473, #AU08801377

ONLINE BIDDING AVAILABLE



800.451.2709
www.SchraderAuction.com

240 E 400 N, Angola, IN, 46703 · Steuben County, IN

Custom Built Home Auction

Monday, October 20 · 6pm EST

- Minutes Away from Pokagon State Park
- 2,600 Sq. Ft. Custom Built Home
- 1.12± Acres with Full Mature Orchard
- Just North of Angola, Indiana

ONLINE BIDDING AVAILABLE



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Monday, October 20 · 6pm EST



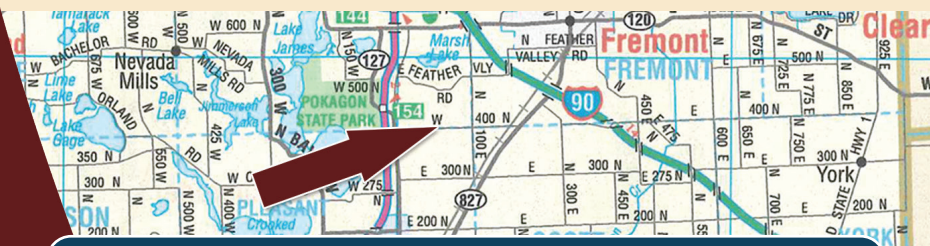
Inspection Dates: Sat, Oct. 11 · 10am-12pm & Tue, Oct. 14 · 4-6pm



1.12± Acres: 2,600 Sq. Ft. Custom Built Home, Concrete Driveway, & Full Mature Orchard: This is an enchanting 2,600 sq. ft. custom built home w/ nearly 1,100 sq. ft. full basement. This beautiful, secluded home that was built in 1993 is half surrounded by Acres Land Trust, ensuring you will continue to have your own little private paradise for many years. The home sits on just over an acre of land & supports a full mature orchard in the backyard. Multiple apple & pear trees, a tremendous raspberry patch & full grape vines stretch across part of the secluded garden. Many flowering bushes, mature trees & seasonal plants can be found decorating this entire property. The home features an attached 2 car garage, 3 bedrooms w/ closets & 2½ bathrooms. Downstairs you have a beautiful kitchen w/ plenty of cupboard & counter space to tackle all your culinary adventures! From here you explore into a quaint sitting room & onto the massive living room. There was a sunroom added on which features a cozy gas fireplace for a perfect morning coffee retreat. The gas fireplace works & has been inspected annually. From the living room you can walk outside onto the back deck surrounded by flowers & within reach of your many fruit trees. Upstairs there are 2 bedrooms w/ access to their own full bathroom. The Master Suite sits at the end of the hall w/ its own full bath & walk-in closet. Both bathrooms have had annual plumbing inspections from Gibsons & recently had upgraded faucets, toilets & new bathtub hardware. There is an additional room over the garage that can make a perfect study or craft room. Furnace (new in 2018) & air conditioning (new in 2002) are both annually serviced by Gibsons Heating & Plumbing. New pressure tank, sump pump & water softener are all recently added. All appliances are included w/ the property, washer & dryer are recently purchased. Steuben County REMC high speed internet installed January 2025. Incredible home & property you do not want to miss out on!!



Location (Auction Held Onsite): 240 E 400 N, Angola, IN 46703 · Take Exit 354 off I-69 onto SR 127. Turn right & head south ¼ mile, turn left & head east onto W 400 N. Continue down W 400 N a mile & the property is on the left side of the road.



Seller: Kimberly Neumann
Sale Managers: Daniel Days · 260.233.1401
 & Dean Rummel · 260.343.8511



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.