

DeKalb County • Garrett, IN
West of Auburn, IN



Directions: From I-69 & SR 8 in Auburn, turn west on SR 8, ¾ mile to CR 19 turn south 1 mile to Auburn Dr. turn right (at Garrett Ag Center) then left on CR 19, ¼ mile south to property on the right.

ONLINE ONLY REAL ESTATE AUCTION



• NO RESERVE •

30' X 56' Pole Building

Property Description: 1990, 30' X 56' Pole Building / Storage Building, overhead door with remote opener, 100 AMP, great for storage or shop.

Bidding Opens: Friday, Oct. 24th at 12 Noon

Bidding Ends: Thursday, Oct. 30th at 6 PM

CALL THE AUCTION MANAGERS FOR PRIVATE SHOWINGS

3% Buyer's Premium added to the final bids.



OWNER: The Hixson Trust

AUCTION MANAGERS: Gary Bailey 260-417-4838 & Phil Wolfe 260-248-1191

Gary Bailey, RB14026420, AU09200000 • Phillip John Wolfe, AU19900139 • Schrader Real Estate and Auction Company, Inc., AC63001504

800-451-2709 | SchraderAuction.com



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online 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 Sellers acceptance or rejection.

DEED: Seller will provide a Trustee deed.
EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: The targeted closing date will be approximately 30 days after the auction. 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.

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 express 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, its 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, express or implied or arising by operation of law, including a 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.**

