

TERMS & CONDITIONS:

PROCEDURE: The property will be offered at oral auction. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: \$2,500 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 a title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the real estate purchase price is due at closing, which will take place approximately 30 days after the auction.

POSSESSION: Possession is at day of closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the 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 property acreages, dimensions, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: New survey has been completed.

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 & con-

ditions 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.**

Auction Held Onsite:
11040 English St, Hoagland, IN 46745



AUCTION MANAGER:
Mike Roy • 260.437.5428
#AU08602044, #RB14049188

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www.SchraderFortWayne.com
www.SchraderAuction.com

Hoagland Real Estate Auction

Thursday December 4 • 6pm

Schrader Real Estate & Auction of Fort Wayne, LLC #LC20700176, #AC63001504
Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725

Auction Held Onsite:
11040 English St, Hoagland, IN 46745

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Hoagland Real Estate Auction

Thursday December 4 • 6pm

Enjoy the best of small-town life while staying just minutes from Fort Wayne, New Haven, or Decatur. This spacious two-story home is filled with charm, character, and the timeless appeal of a historic property. With plenty of room to grow and endless potential, it's the perfect opportunity to create your dream home in a friendly, welcoming community. Don't miss your chance—be ready to make this one yours!

- 4 Bedroom Home
- Corner Lot
- New Roof In 2025
- Newer Modern Garage
- Over 1700 Square Foot
- Large Rooms

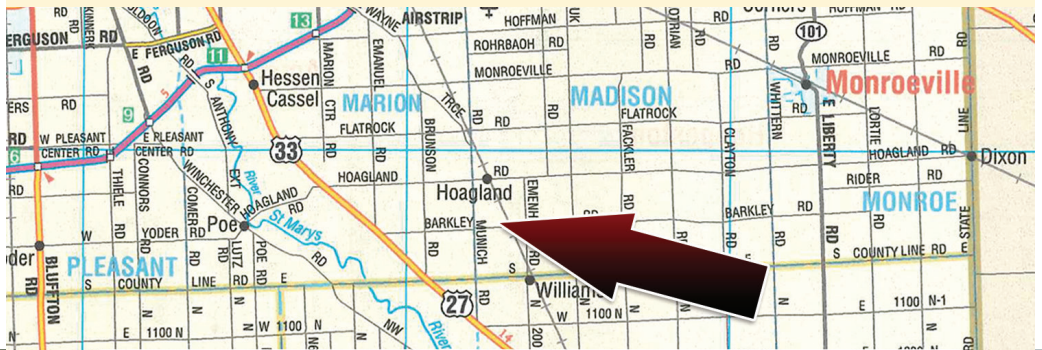
- 10'x16' Enclosed Front Porch
- Full Basement
- Private Owned Well
- Natural Gas Service
- Public/Town Sewer
- Central Air Conditioning



INSPECTIONS: Sun, Nov. 23 • 2-4pm
& Tue, Nov. 25 • 4-6pm



LOCATION: 11040 English St, Hoagland IN 46745



**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.

SELLER:

Mrs. Delores J. Richman

AUCTION MANAGER:

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