

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be pre-determined.

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 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 Seller's acceptance or rejection.

DEED: Seller will provide a warranty deed.

EVIDENCE OF TITLE: Seller's will provide title insurance in the amount of the purchase price.

CLOSING: The targeted closing date will be approxi-

mately 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 prorated 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.

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. 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 any 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 persons 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.



CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

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, CO81291723



Whitley County • South Whitley, IN
2 Story, 4 Bedroom, 1.5 Bath Home
with Large Attached Garage

MARCH 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Bidding Opens Friday, Mar 27 at 12 Noon
Bidding Ends Tuesday, Mar 31 at 6PM



800-451-2709

SchraderAuction.com



2 Story, 4 Bedroom,
1.5 Bath Home with
Large Attached Garage

Whitley County • South Whitley, IN • Whitko Community Schools



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3% Buyer's Premium

Whitley County
South Whitley, IN
Whitko Community Schools



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Tuesday, March 31st at 6pm**

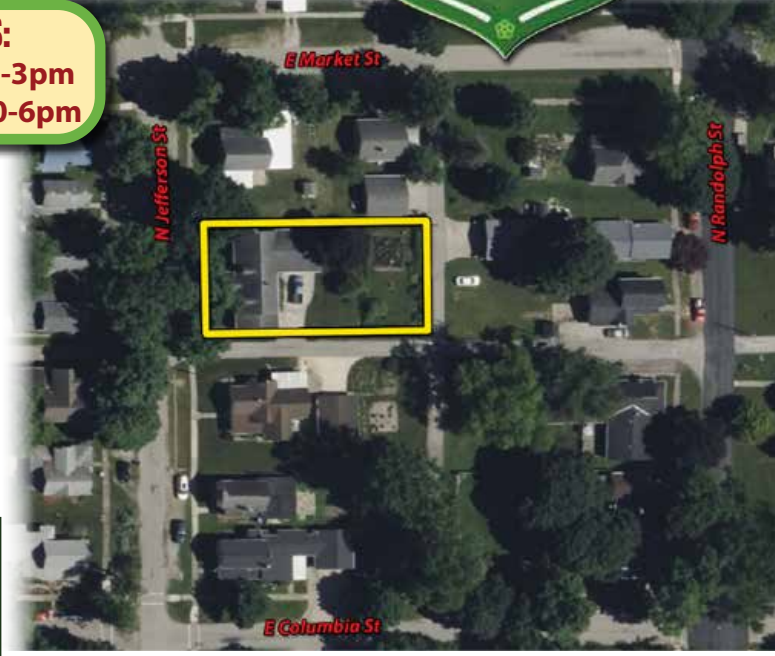


ADDRESS & DIRECTIONS: 108 N Jefferson St. South Whitley, IN 46787.
From SR 5 (State St.) and Columbia St. downtown at the stop light turn east 3 blocks, to Jefferson St., turn left to the property on the right.

PROPERTY INFORMATION:

Beautiful 2 story home, 2548± finished sq. ft. of living area, with a full basement with potential to be finished, 4 bedrooms, 1.5 baths, front living room, large family room with brick fireplace, spacious kitchen with plenty of cabinet space. A newer 4 seasons room addition with great natural lighting just off the kitchen. Central air and heat, city gas, water and sewer. The attached garage is 30'x26', garage entry foyer, potential office or sitting area. A yard with plenty of space for gardening and outdoor activities. Do not miss this opportunity. Many amenities that must be seen in person. Great for families, pets, and room for hobbies.
3% Buyer's Premium added to the final bids.

OPEN HOUSE DATES:
Sunday, March 1st • 1:30-3pm
Monday, March 2nd • 4:30-6pm



OWNERS: Robin Bitting, Lisa Porter & Renee Enyeart
Formally the Estate of Lee & Eva Bitting

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