

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 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: 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.

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, 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 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:

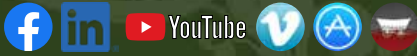
950 N Liberty Dr • Columbia City, IN 46725

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



800-451-2709

SchraderAuction.com

Real Estate **AUCTION**
ONLINE ONLY! *Whitley County, IN*

3% Buyer's Premium

MAY 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, May 8th at 12 Noon
Bidding Ends Thursday, May 14th at 6PM

ONLINE ONLY!
Real Estate
AUCTION

Bidding Opens:

Friday, May 8th at 12 Noon

Bidding Ends:

**Thursday, May 14th
at 6pm**

**2 Story, 3 Bedroom,
1.5 Bath Home
with Detached Garage**

315 W. Ellsworth St, Columbia City, IN 46725 *Whitley County, IN*



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Real Estate
AUCTION

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PROPERTY INFORMATION:

Beautiful 2 story, Period Revival home built in approximately 1928, immaculate landscaping on this spacious corner lot, 1865± finished sq. ft. of living area, with basement utility area, 3 bedrooms, 1.5 baths, side street entry parlor and porch, living room, kitchen with plenty of cabinet space and appliances. Dining room off the kitchen and parlor and an inviting, roomy front porch. Potential office or sitting area, detached garage, central air/heat, city gas, water and sewer. Do not miss this opportunity.

315 W. Ellsworth St, Columbia City, IN 46725

Whitley County, IN

at the intersection of Ellsworth & Walnut Streets.



OPEN HOUSE DATES:
 Sunday, April 12th • 1:30-3 PM & Monday, April 13th • 4:30-6 PM



Buyer's Premium: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.



OWNERS: Doug & Barbara Cowen
AUCTION MANAGERS: Gary Bailey, 260-417-4838 & Phil Wolfe, 260-248-1191

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