

Porter County, IN
16.482[±]
acres
 Offered in 1 Tract



Timed Online Only REAL ESTATE AUCTION

- Valparaiso Community Schools
- Wooded Potential Building Lot
- Soil Borings Available
- Great Location in Porter County
- 2[±] miles south of US-30

Register at schraderauction.com
BIDDING OPENS: Friday, May 22 at Noon CST
BIDDING ENDS: Wednesday, May 27 at 5:00pm CST

800.451.2709 • SchraderAuction.com



SCHRADER
 Real Estate and Auction Company, Inc.
 950 N Liberty Dr, Columbia City, IN 46725
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AUCTION MANAGER #AU10600023
 Kevin Jordan • 800.451.2709 #RB14040687

MAY						
Sun	Mon	Tue	WED	Thu	FRI	Sat
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AUCTION TERMS & CONDITIONS:

PROCEDURES: The property will be offered in 1 individual tract. The property will be offered as a timed online only auction. Minimum bidding increments will be predetermined.

PURCHASE DOCUMENTS; OFFER: After the bidding closes, an offer to purchase the Property for the amount of the final high bid will be completed by the Auction Company & delivered to the high bidder ("Buyer") who shall sign & return the purchase offer to the Auction Company. The offer will be in the form of the purchase documents posted to the auction website prior to the commencement of bidding.

ACCEPTANCE & FINAL APPROVAL: The final high bid will be subject to the Seller's acceptance.

PAYMENT: Buyer shall deliver an earnest money deposit to Auction Company in the amount of 10% of the purchase price. The earnest money may be delivered by check or wire transfer, but it must be received by Auction Company on or before 3pm Thursday, May 28, 2026. The balance of the purchase price will be due in cash at closing. Bids are not contingent on financing. Each bidder is responsible for having arranged any financing prior to bidding.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The closing agent's fee for administering the closing (up to the amount normally charged for a cash closing) will be shared equally (50:50) between Buyer & Seller. Buyer will pay 100% of any closing fees and/or costs related to or resulting from any Buyer

financing.

REAL ESTATE TAXES: Real Estate taxes will be prorated to the date of closing. Buyer to pay any drainage and special assessments due in 2026 and thereafter.

POSSESSION: Possession will be delivered at closing.

DELIVERY OF TITLE: The property will be conveyed by Warranty Deed, subject to all easements & other Permitted Exceptions as defined in the purchase documents.

TITLE INSURANCE: At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy to Buyer. Preliminary title insurance schedules will be available to review before the auction & Buyer will receive a Final Title Commitment before closing.

SURVEY: It is expected that the sale will be completed without obtaining a new survey. In any event, a new survey will be obtained if & only if obtained in accordance w/ the terms of the purchase documents. The cost of any such survey will be shared equally by Seller & Buyer.

TRACT MAPS; ACRES: Advertised tract maps & acres are approximations based on the county GIS map, the recorded plat, & tax parcel data. They are not provided as survey products.

PROPERTY INSPECTION: Inspection dates and/or information events will be held as advertised. Seller & Auction Company disclaim any responsibility for the safety of prospective bidders & other persons during any on-site inspection. No person shall be deemed an invitee solely by virtue of the property being offered for sale.

NO CONTINGENCIES OR WARRANTIES: The sale will not be contingent upon the results of any post-auction inspection, investigation or evaluation of the Property or upon Buyer's ability to obtain any loan or permit. Information in the marketing materials is provided without warranty. Seller & Auction Company assume no liability for any inaccuracies, errors or omissions. It is the responsibility of any prospective Buyer to conduct their own due diligence & independently verify all information. Buyer will be responsible for having completed all due diligence prior to bidding. **BUYER WILL ACQUIRE THE PROPERTY "AS IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE.**

AGENCY: Schrader Real Estate and Auction Company, Inc. & its affiliated agents are agents of the Seller only.

CONDUCT OF AUCTION: The conduct of the auction & increments of bidding will be at the direction & discretion of the Auction Company. Seller & its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

CHANGES: All statements in the marketing materials are subject to change. The final bidding procedures & auction terms will be set forth in the purchase documents posted to the auction website prior to the commencement of bidding. Any other statement (written or oral) shall be subject to & superseded by the provisions of the purchase documents.

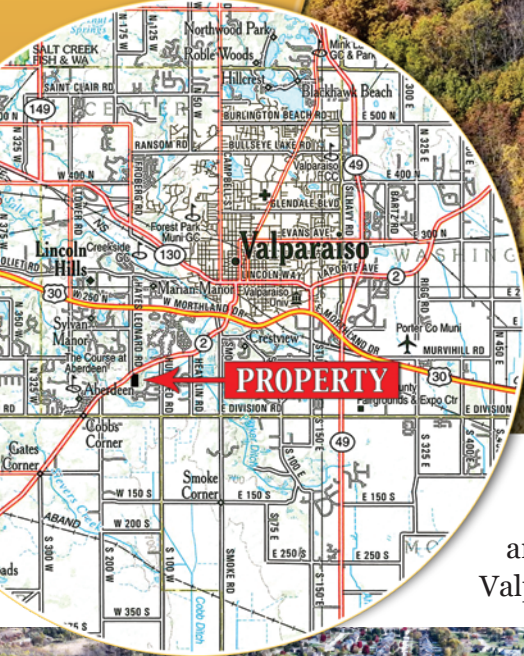
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16.482± acres of scenic, rolling, wooded land offering a beautiful setting for a potential country home site. The property may accommodate a walkout basement and offers seclusion while still being close to Valparaiso and US-30. Located in the Valparaiso Community School district. *Don't miss this opportunity!*



PROPERTY LOCATION:
From the intersection of SR-2 and US-30 on the south side of Valparaiso, travel southwest on SR-2 2 miles to the property.
ADDRESS: 2556 S. St Rd 2, Valparaiso, IN 46385



OPEN HOUSE / Thursday, May 7 • 10:00am - Noon CST
INSPECTION DATES Tuesday, May 19 • 3:00 - 5:00pm CST
Meet a Schrader Representative at the property.



Parcel Number: 64-09-34-251-009.000-003
2025 Taxes Due 2026: \$3,719.60

OWNERS: Barak & Valerie Coolman

AUCTION MANAGER: Kevin Jordan

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- TIMED ONLINE ONLY
- VIRTUAL
- LIVE WITH ONLINE