

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 Sellers' acceptance or rejection.

DEED: Seller will provide a Warranty Deed.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy 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.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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, inquiries, 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 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.

 **SCHRADER**
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGERS:

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Phil Wolfe • 260-248-1191

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Schrader Real Estate and Auction Company, Inc.,
CO81291723, AC63001504



800-451-2709

SchraderAuction.com

real estate **Online Only!** **AUCTION**
Allen County, IN

| JUNE 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 | | | | |

Bidding Opens Fri, June 12 at Noon
Bidding Ends Tues, June 16 at 6PM

Allen County, IN
13428 Fairview Dr.,
Grabill, IN 46741

Bidding Closes: Tuesday, June 16th @ 6pm

**3 Bedroom Home
on Corner Lot
with Attached Garage**

**Bidding Opens:
Friday, June 12th
at 12pm**



3% Buyer's Premium

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**Register to Bid Online
at SchraderAuction.com**

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real estate *Online Only!*
AUCTION



Cedar Creek Township - Grabill, Indiana

DIRECTIONS: 13428 Fairview Dr., Grabill, IN 46741

From State Street in Grabill turn south on Fairview Dr. to the corner of Fairview & 1st Street.

PROPERTY INFORMATION: 3 Bedroom home, 1 bath, metal roof, attached garage on corner lot. 1976± finished sq. ft. of living area, family room, kitchen with appliances, and a 3 seasons room. City sewer and water with central air. There is a 10'x12' utility shed. Close to restaurants and shopping. Many amenities that must be seen in person.



OPEN HOUSE DATES:
Saturday, May 16th • 1-2:30pm
Monday, May 18th • 4:30-6pm



- TIMED ONLINE ONLY**
- VIRTUAL**
- LIVE WITH ONLINE**

OWNER: Gerald Weesner
AUCTION MANAGERS:
Gary Bailey, 260-417-4838 & Phil Wolfe, 260-248-1191

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

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