

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in THREE (3) individual tracts, any combination of tracts & as a total 0.78± acre unit. There will be open bidding on all tracts & the combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete. The property will be bid in a manner resulting in the highest total sale price.

**DOWN PAYMENT:** \$10,000 down payment for Tract 1 or any combination that includes Tract 1. 10% down payment for Tracts 2 or 3. Down payment must be made 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. The terms of this agreement & any addendum are non-negotiable.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

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

**CLOSING:** The balance of the real estate purchase price is due at closing, which

is targeted to take place on or before July 29th, 2026.

**POSSESSION:** Buyer(s) shall receive possession at closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after 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 with 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.

**TRACT MAP(S) & ACREAGE:** All tract map(s), tract acreage, dimensions & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos. They are not provided as survey products & are not intended to depict or establish authoritative boundaries or locations.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements.

**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 & conditions 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.**

*Monday, June 29 • 6pm*

Held at Dallas Lake Park Lodge  
505 W 700 S, Wolcottville, IN

|      |    |    |    |    |    |    |    |
|------|----|----|----|----|----|----|----|
| JUNE | SU | M  | TU | W  | TH | F  | SA |
|      |    | 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 |    |    |    |    |

**.78±** acres

Offered in 3 Tracts

**Auction Manager:** Justin Grant Griffin • 260.223.5861

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ONLINE BIDDING AVAILABLE

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*Lake Home Auction*

• LaGrange County • Lake Home  
• Potential Building Sites

**Schrader Real Estate and Auction of Fort Wayne, LLC**

**Corporate Headquarters:** 950 N Liberty Dr, PO Box 508

Columbia City, IN 46725 #LC20700176, #AC63001504

*Lake Home Auction*

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ONLINE BIDDING AVAILABLE

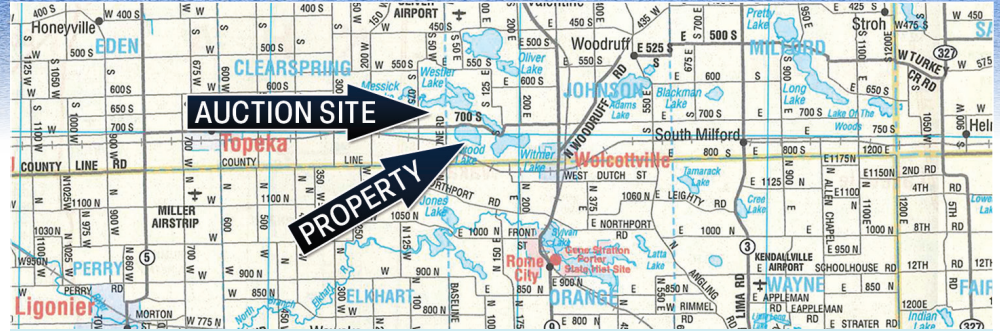
# Lake Home Auction

• LaGrange County • Lake Home  
• Potential Building Sites

# .78<sup>±</sup> acres

Offered in 3 Tracts

Inspection Dates: Sun, June 21 • 4-5pm, Wed, June 24 • 5-6pm & Sat, June 27 • 10-11am



**Auction Location:** Dallas Lake Park Lodge, 505 W 700 S, Wolcottville, IN 46795

**Property Location:** 445 E 745 S, Wolcottville, In 46795

**Tract 1 - 0.10± Acre:** Welcome to your slice of Indiana lake life on the quiet, pristine shores of Atwood Lake. This charming 3 bedroom, 2 bath, 1,760± sq. ft. lakefront home offers the laid-back lifestyle you've been dreaming of. Where summer mornings start with coffee on the patio or pier & evenings end with the sun sinking over the water. Atwood is one of LaGrange County's best-kept secrets. A peaceful 170± acre natural glacial lake known for its friendly neighborhood feel, excellent fishing, & no-wake atmosphere that keeps things calm & unhurried. Whether you're casting a line from your private pier, swimming off the dock or simply soaking in the view from your own backyard, this is the kind of place that makes you forget the outside world exists. Inside, the home is cozy & comfortable with 3 bedrooms & 2 full baths – plenty of room for the whole family or a house full of weekend guests. The layout flows naturally for lake living, with easy in-and-out access to enjoy everything the water has to offer. Step outside to your own private aluminum pier that stays with the property, your personal gateway to everything Atwood Lake has to offer. The neighborhood is golf-cart friendly with a welcoming community feel that keeps people coming back to summer after summer & generation after generation. Located just minutes from Wolcottville & a short drive to Shipshewana, this is more than a home, it's a retreat. This home has been meticulously maintained & well cared for for almost 30 years. Properties on Atwood Lake don't come available often. Don't let this one slip away.

**Tract 2 - 0.09± Acre:** Rare opportunity to own a lakefront lot on beautiful Atwood Lake in LaGrange County. This cozy strip lot offers direct water access. This is the perfect footprint for a potential small cottage or weekend getaway. Lots like this are hard to come by, so don't miss your chance to claim the lake life you've always wanted.

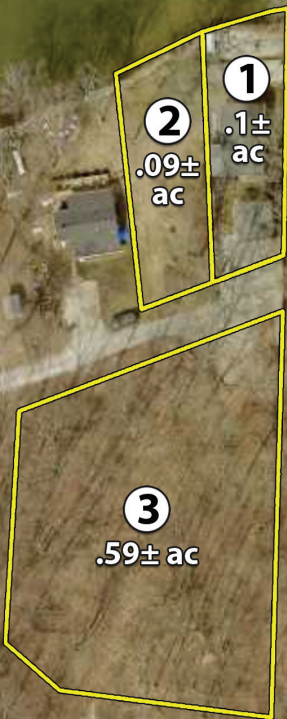
**Tract 3 - 0.59± Acre:** Located just behind the other 2 tracts sits an additional 0.59± acre lot, giving you room to grow. This could potentially be a great spot to build a storage barn for all your lake toys, add a garage or reserve it as a future potential building site. Lake lots like this don't come along often & now you have an opportunity to have multiple & put them together how you want. Don't overlook the timber value on this lot.

**Combine Tracts 2+3 to create a potential place to build & have access to Atwood Lake.**



## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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.



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