

Auction Terms & Conditions:

PROCEDURE: The property will be offered as a whole 2.35± acres. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of the 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, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The final high bid will be subject to the Seller's acceptance. The successful bidder will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.

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

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction, or as soon thereafter as applicable closing documents are completed by seller.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES: Taxes will be prorated to the day of closing. Buyer will be responsible for all taxes thereafter.

CO-BROKERAGE: Schrader Auction will offer a commission to real estate agents if their buyer is the successful bidder. The agents must preregister for the auction ahead of time and inform the sale managers of the situation. **COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS.**

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.

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

SURVEY: It is expected 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 with the terms of the purchase documents. The cost of any such survey will be shared equally (50:50) by Seller & Buyer.

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

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.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are 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 expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.



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AUCTION | Daniel Days
MANAGER | 260.233.1401

Daniel James Days • Real Estate Broker #RB22000867

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	

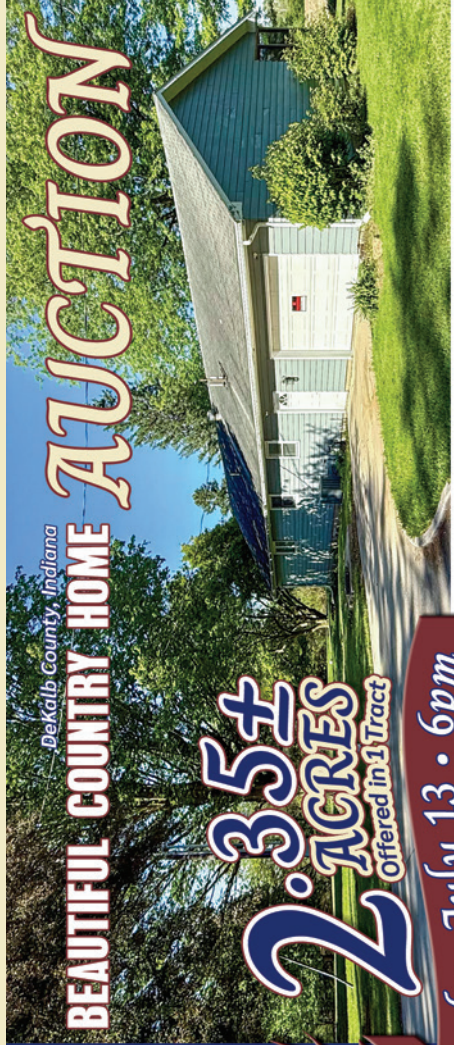
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DeKalb County, Indiana
BEAUTIFUL COUNTRY HOME AUCTION

2.35± ACRES
Offered in 1 Tract

Monday, July 13 • 6pm

held On-Site
5983 County Road 64
St. Joe, IN. 46785

BEAUTIFUL COUNTRY HOME AUCTION

DeKalb County Indiana



- 1,216 sq ft Home
- Home and 2.35± Acres
- Large Barn
- Concrete Driveway

2.35± ACRES
Offered in 1 Tract

Monday, July 13 • 6pm

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5983 County Road 64
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BEAUTIFUL COUNTRY HOME AUCTION

DeKalb County Indiana

held On-Site • 5983 CR 64, St. Joe, IN 46785

INSPECTION DATES

Saturday, June 20
10:00 am - Noon

Monday, June 29
4:00 - 6:00 pm

Monday, July 13 • 6pm



DIRECTIONS TO PROPERTY: From Spencerville: Take SR 1 north 1.25 miles to CR 64. Turn west onto CR 64 and the property is on the north side of the road. Address 5983 CR 64, St. Joe, IN.

WELCOME HOME TO THIS GORGEOUS COUNTRY PROPERTY situated just outside the town of St. Joe on over 2 acres! This rare find features a charming 1 bedroom, 1 bathroom home offering 1,216 square feet of living space, an attached garage, and a large barn with endless potential. Inside the home, you'll find spacious rooms accented by original hardwood floors throughout much of the living area. The large kitchen and dining area offers abundant countertop and cabinet space for all your culinary adventures, along with a movable island providing added flexibility and workspace. The inviting living room features original hardwood floors and overlooks the scenic tree-lined front yard, creating a warm and relaxing atmosphere. The spacious primary bedroom offers plenty of closet space along with continued original hardwood flooring that adds to the home's character. Just steps away, the bathroom features tile flooring and a large 5-foot double sink vanity with plenty of room for your everyday uses. The nearby laundry room houses the electric water heater, water softener, and furnace, while central air keeps the home cool throughout the summer. As a plus, all appliances will remain with the property, making this country retreat move-in ready from day one. The attached single-car garage provides direct access to the screened-in back patio — an ideal place to enjoy peaceful country evenings. The highlight of the property is the impressive early 1900s 34' x 46' barn. With electric already installed and the structure being well maintained for its age, this barn offers outstanding potential for storage, livestock, workshops, or the perfect start to your own hobby farm. Don't miss this excellent opportunity to own your own private country retreat!



TRACT 1 - 1,216 sq ft home on 2.35± acres supporting 1 bedroom and 1 bathroom with an attached garage. Property also contains a large barn and plenty of mature trees across the property.



OWNER: Liat Greenler



TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE

AUCTION MGR:

Daniel Days
260.233.1401

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