

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 2 individual tracts, or as a total 4± acre unit. There will be open bidding on all tracts during the auction as determined by the Auctioneer. Bids on tracts and the total property may compete.

DOWN PAYMENT: 10% down payment on the bid of auction for individual tracts or combinations of tracts. 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: 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.

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

DEED: Seller shall provide Personal Representatives Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at Closing.

REAL ESTATE TAXES: Taxes will be prorated 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.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate

and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new survey has been ordered and will be completed by Walker And Associates. The total cost of the new survey will be split 50/50 between buyer and seller.

AGENCY: Schrader Real Estate & Auction of Fort Wayne, LLC and its representatives are exclusive agents of the Seller.

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. 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. 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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SchraderFortWayne.com

Real Estate **PETERS ESTATE** **AUCTION**

Whitley County, IN

4± Acres
2 COUNTRY LOTS

JULY 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	



CORPORATE OFFICE: 950 N Liberty Dr • Columbia City, IN 46725
FORT WAYNE OFFICE: 7009 N River Rd • Fort Wayne, IN 46815

AUCTION MANAGERS:

MIKE ROY **ERIC OTT**
260-437-5428 **260-413-0787**

Michael L. Roy, AU08602044, RB14049188 • Eric L. Ott, AU11600071
Schrader Real Estate & Auction of Fort Wayne, LLC, LC20700176
Schrader Real Estate and Auction Company, Inc., C081291723 AC63001504

Real Estate **PETERS ESTATE** **AUCTION**

Whitley County, IN

4± Acres
2 COUNTRY LOTS

Thursday, July 9th • 6:00pm

ONLINE BIDDING AVAILABLE



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Real Estate **PETERS ESTATE** **AUCTION**

4+ Acres
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Whitley County, IN

Thursday, July 9th • 6:00pm

TRACT 1: Tax Parcel # 92-05-25-301-001.000-012
7415 E 400 S, Columbia City, IN 46725
2.173± ACRE LOT WITH 40' x 64' POLE BARN

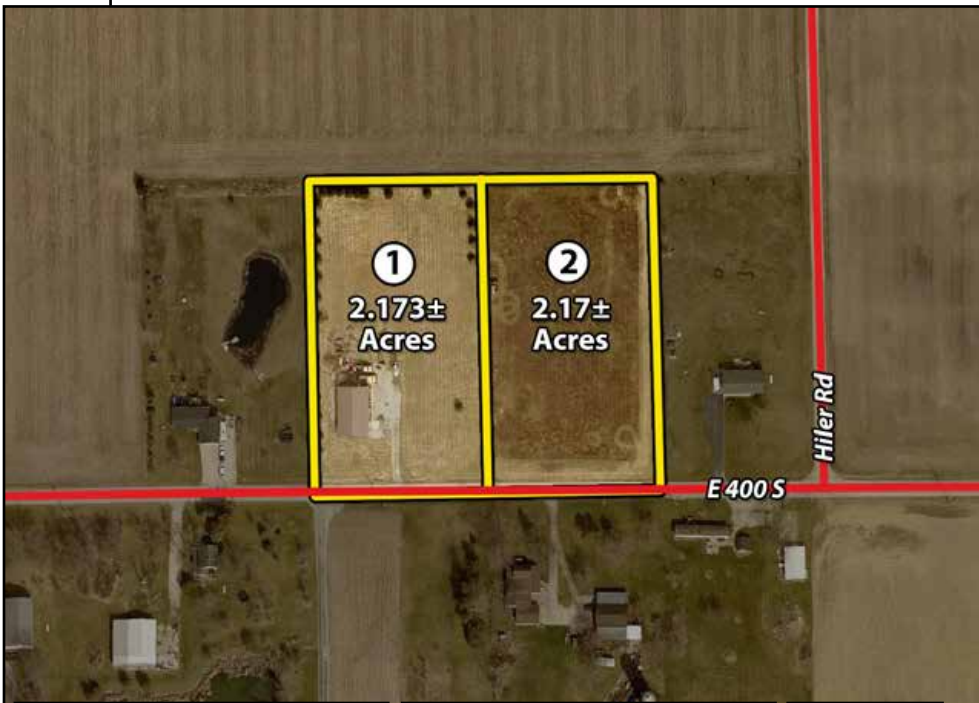
- Propane Furnace
- Concrete Floors
- 3 Overhead doors on north side
- 1 Overhead door on east side
- Fully wired with 220 outlets
- Metal ceiling installed
- Fully insulated with spray foam
- Abundance of off street parking
- Rough plumbed for bathroom
- Mature evergreens around perimeter of property

TRACT 2: Tax Parcel # 92-05-2-301-002.000-012

7439 E 400 S, Columbia City, IN 46725
2.17± ACRE LOT

- Road Frontage
- Solid sod cover

• AUCTION HELD ON LOCATION •
7415 & 7439 E 400 S, Columbia City, IN 46725



INSPECTION DATE:
THURSDAY, JUNE 25TH • 4:00-6:00 PM



SELLER: Scott A. Peters Estate
AUCTION MANAGERS:
Mike Roy, 260-437-5428 &
Eric Ott, 260-413-0787



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