

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. 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.

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

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.**

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 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.



Real Estate and Auction Company, Inc.
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Auction Manager
Daniel Days • 260.233.1401
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Sun	Mon	TUE	Wed	Thu	Fri	Sat
	2	3	4	5	6	7
	9	10	11	12	13	14
	16	17	18	19	20	21
	23	30	31	25	26	27
AUGUST						28
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RC26-653

DeKalb County, IN

5748 CR 427, Auburn, IN 46706

Beautiful Country Home

1.63± acres
and Home

Tuesday
August 11
6:00pm
held on-site

DeKalb County, IN

5748 CR 427
Auburn, IN 46706



2,312 sq ft Home
Large Garage and Office
Recent Updates
Minutes Outside Auburn

Beautiful Country Home



1.63± acres
and Home

Tuesday
August 11
6:00pm
held on-site



DeKalb County, Indiana

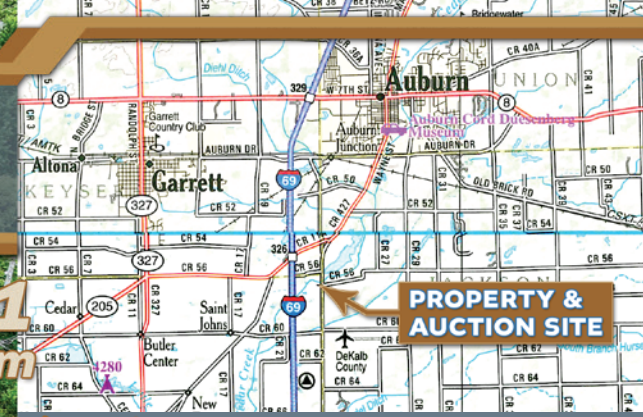
5748 CR 427, Auburn, IN 46706

Beautiful Country Home

1.63± acres and Home

Directions: Take Exit 326 (CR 11A) off of I-69, head east until you arrive at CR 427. Turn right, head south for 1 mile and the property is on the west side of the road.

Tuesday
August 11
6:00pm
held on-site



PROPERTY & AUCTION SITE

Inspections: Thursday, July 23 • 4-6pm
Saturday, August 1 • 10am-Noon



Do not miss this outstanding opportunity to own a beautiful 3 bedroom, 2 bath home on 1.63± acres with many recent updates just minutes south of Auburn, Indiana along CR 427. Situated just a short drive from the Kruse Auction Park, this property offers exceptional appeal for the owner-occupant and investor alike. Whether you are looking for your next personal residence or a value-add investment in a high-growth area, this property delivers.

The 2,312 sq. ft. home — originally built in 1950 with a master suite addition completed in 2001, the entire home has undergone an extensive interior remodel and is loaded with new finishes throughout.

The main floor of the home showcases a beautiful kitchen and dining area featuring hardwood floors, granite countertops, and expansive cabinetry offering generous storage throughout. The centerpiece of the main floor is the large master bedroom suite with cathedral ceilings, a walkout onto the back patio, and a stunning en-suite bathroom complete with a large walk-in tile shower.

The upper level is split into 2 bedrooms with access to a full bathroom at the top of the stairs. Nearly complete, the upper level requires only finish electrical outlets and paint to bring both bedrooms to full completion.

The full finished basement provides additional living and recreational space along with utility access and room for ample storage. Home has a gas furnace and water heater; central air is new as of 2024.

The detached 3-bay garage is a standout feature, tastefully finished with a stone exterior matching the home. The built-in office space adds an excellent workspace, in addition to room for vehicles, a workshop, and equipment storage. Along with the backyard retreat complete with a sand volleyball pit, outdoor fireplace, and patio makes this property truly move-in ready. The property is served by a private well and septic system with natural gas available, and has a driveway easement running to the field behind the property. *You will not want to miss this sale!*



Owner: James Dillinger & Alexandra Cupka

Auction Manager: Daniel Days • 260.233.1401

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