

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

SCHRADER
Real Estate and Auction Company, Inc.

Booklet
INFORMATION

Disclaimer

This information booklet includes information obtained or derived from third-party sources.

Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Auction Manager: **Daniel Days • 260.233.1401**



SCHRADER

Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725

800.451.2709 | 260.244.7606

www.schraderauction.com

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BOOKLET INDEX



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BIDDER PRE-REGISTRATION FORM

TUESDAY, AUGUST 11, 2026

1.63± ACRES – DEKALB COUNTY, INDIANA

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,

P.O. Box 508, Columbia City, IN, 46725,

Email to auctions@schraderauction.com or fax to 260-244-4431, no later than Tuesday, August 4, 2026.

Otherwise, registration available onsite prior to the auction.

BIDDER INFORMATION

(FOR OFFICE USE ONLY)

Name _____

Bidder # _____

Address _____

City/State/Zip _____

Telephone: (Res) _____ (Office) _____

My Interest is in Tract or Tracts # _____

BANKING INFORMATION

Check to be drawn on: (Bank Name) _____

City, State, Zip: _____

Contact: _____ Phone No: _____

HOW DID YOU HEAR ABOUT THIS AUCTION?

☐ Brochure ☐ Newspaper ☐ Signs ☐ Internet ☐ Radio ☐ TV ☐ Friend

☐ Other _____

WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?

☐ Regular Mail ☐ E-Mail E-Mail address: _____

☐ Tillable ☐ Pasture ☐ Ranch ☐ Timber ☐ Recreational ☐ Building Sites

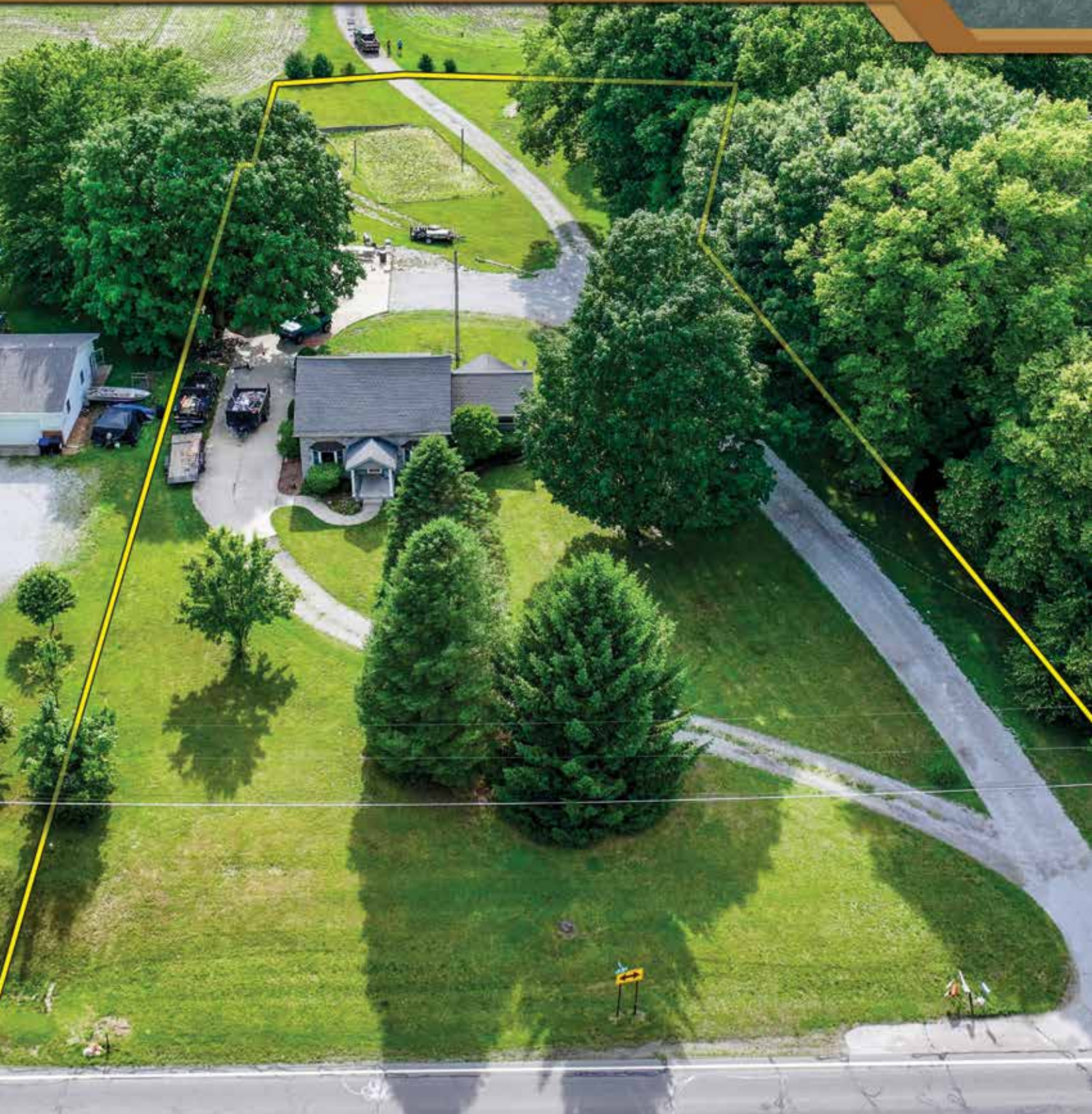
What states are you interested in? _____

Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

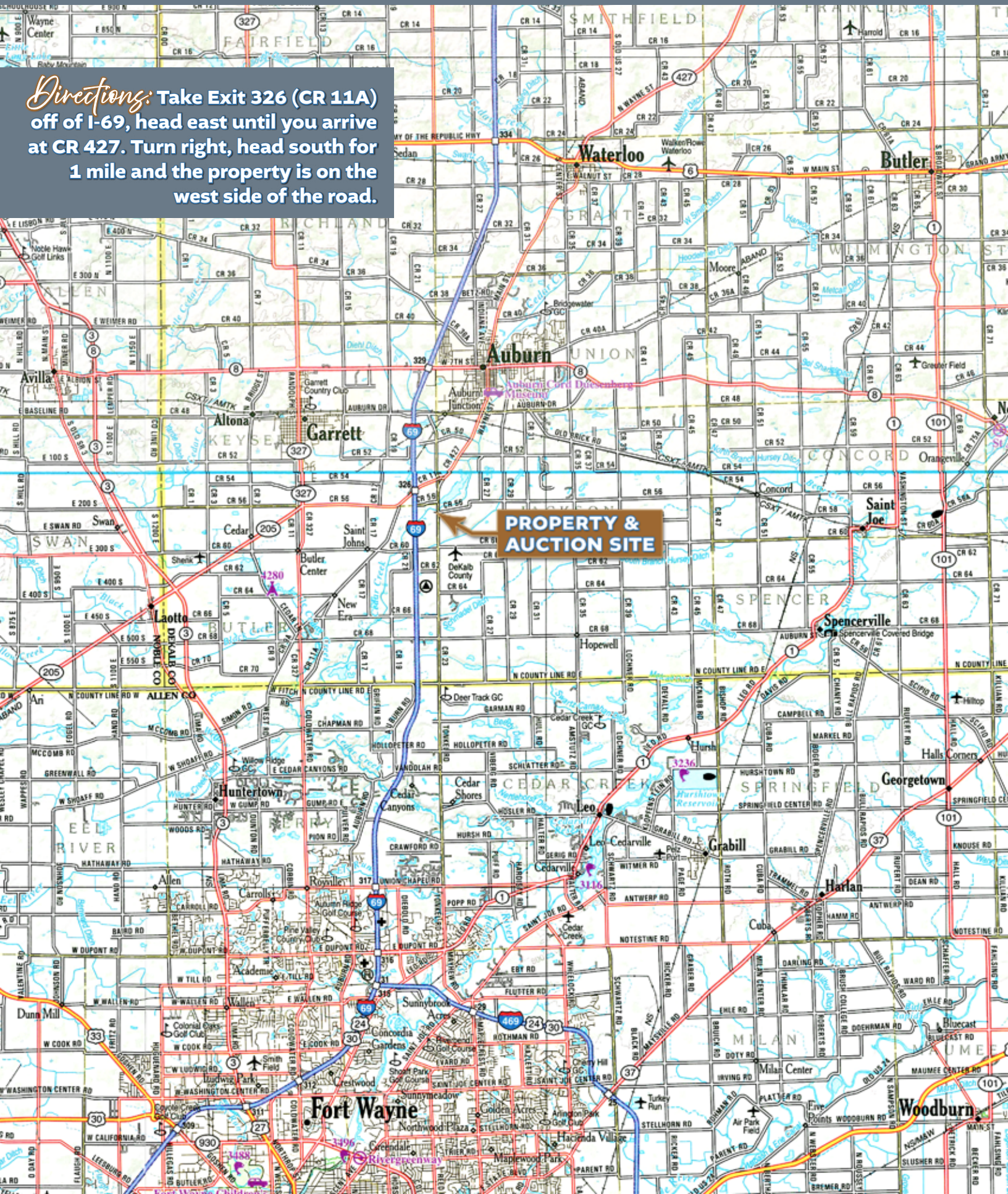
Signature: _____ Date: _____

LOCATION Map

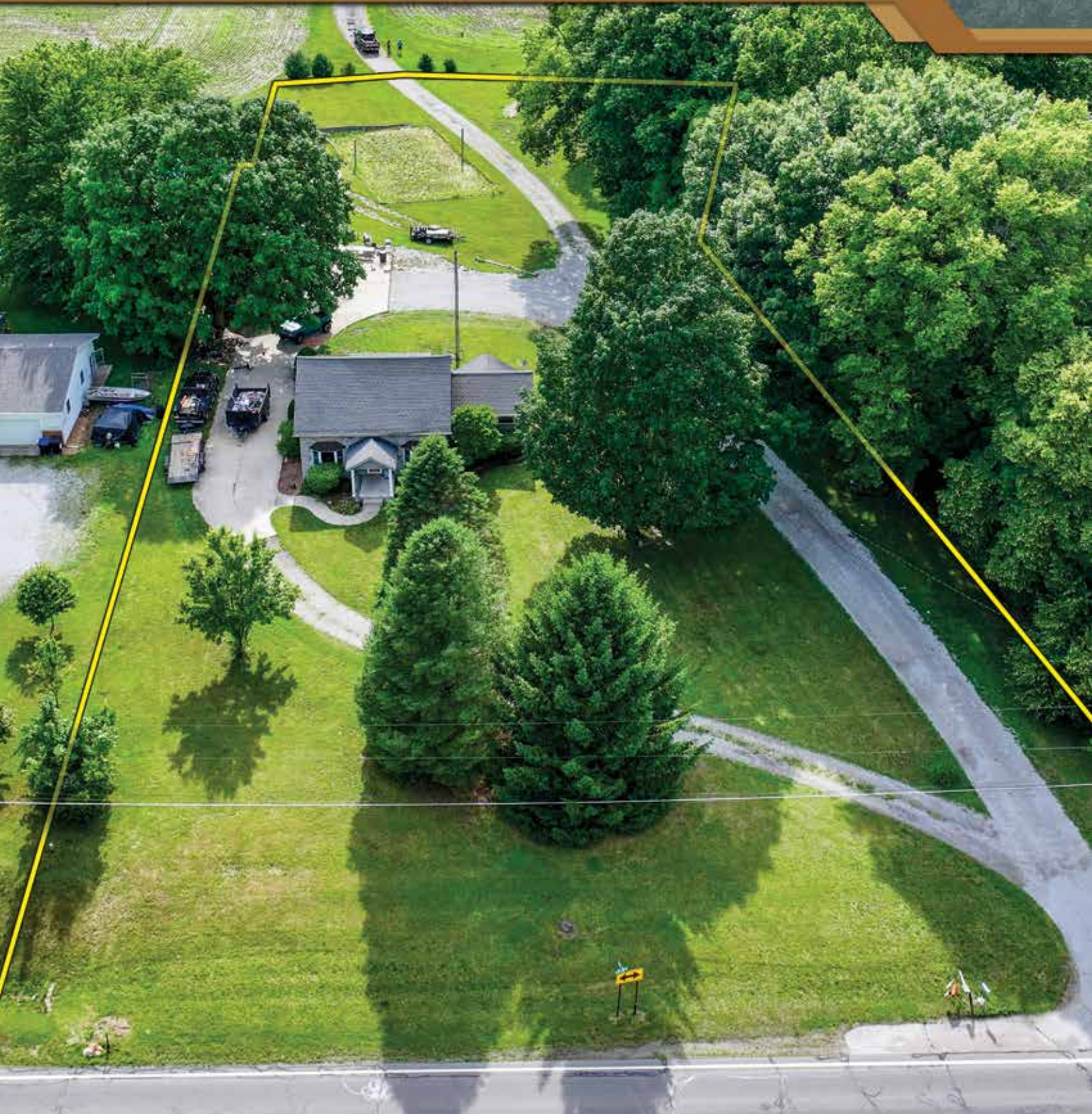


LOCATION MAP

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.

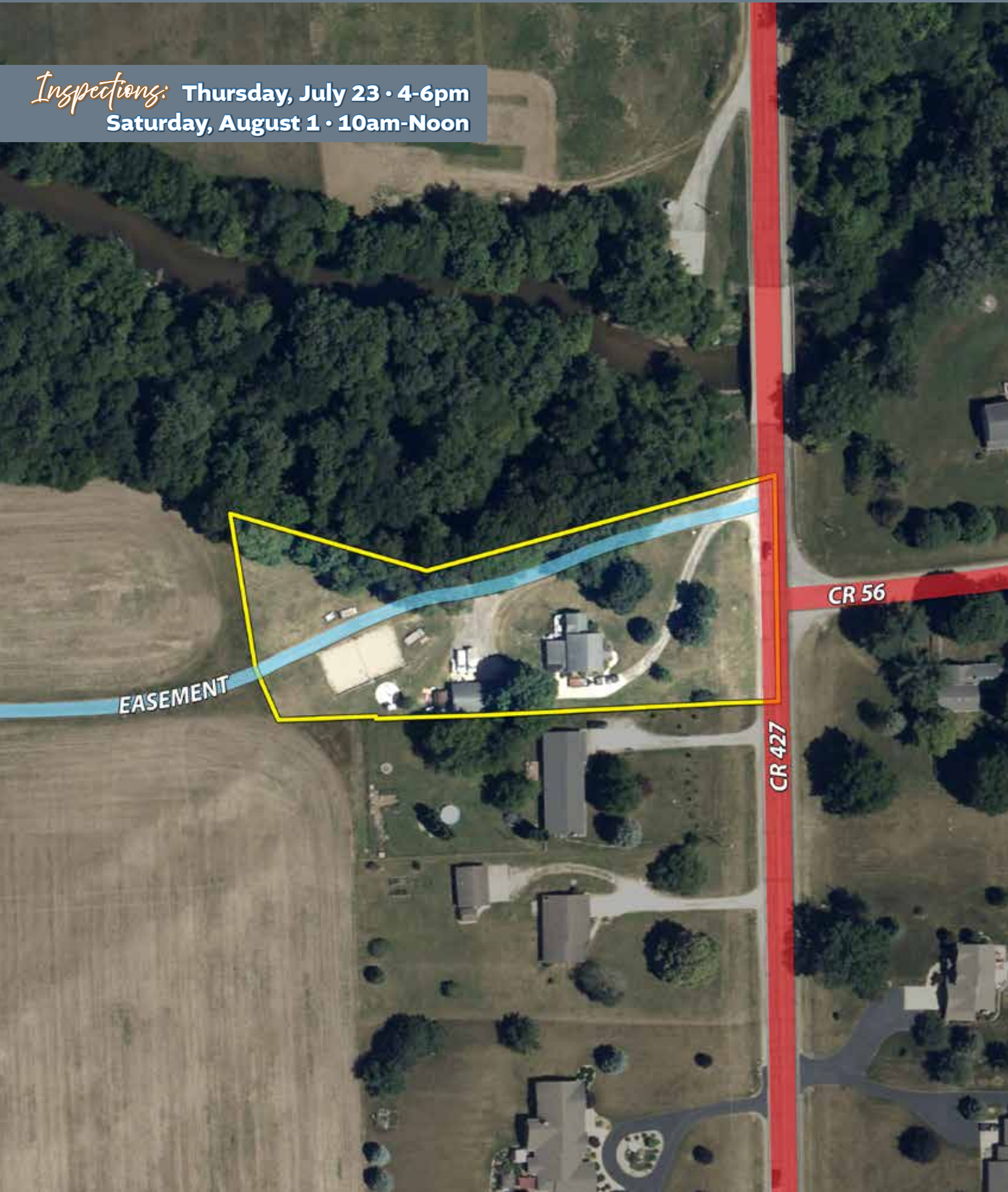


TRACT MAP



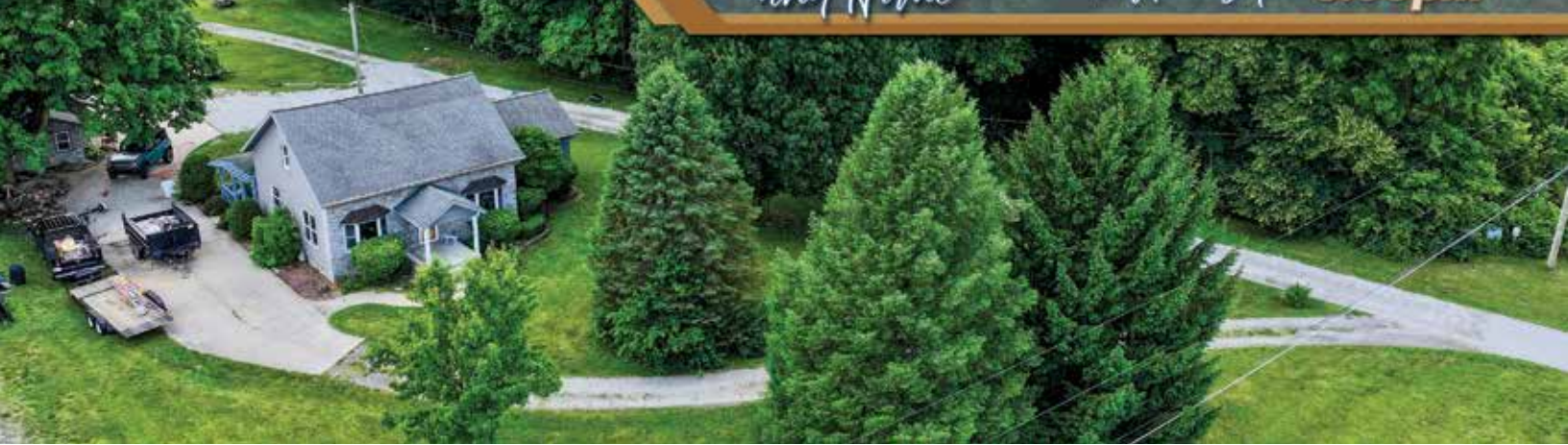
TRACT MAP

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



TRACT DESCRIPTIONS



*Beautiful Country Home***1.63±**
acres
and Home*Tuesday* **August 11**
held on-site **6:00pm**

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!

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.

Owner: **James Dillinger & Alexandra Cupka**

Auction Manager: **Daniel Days • 260.233.1401**
800.451.2709 • SchraderAuction.com

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

TAX *History* HISTORY



TAX HISTORY

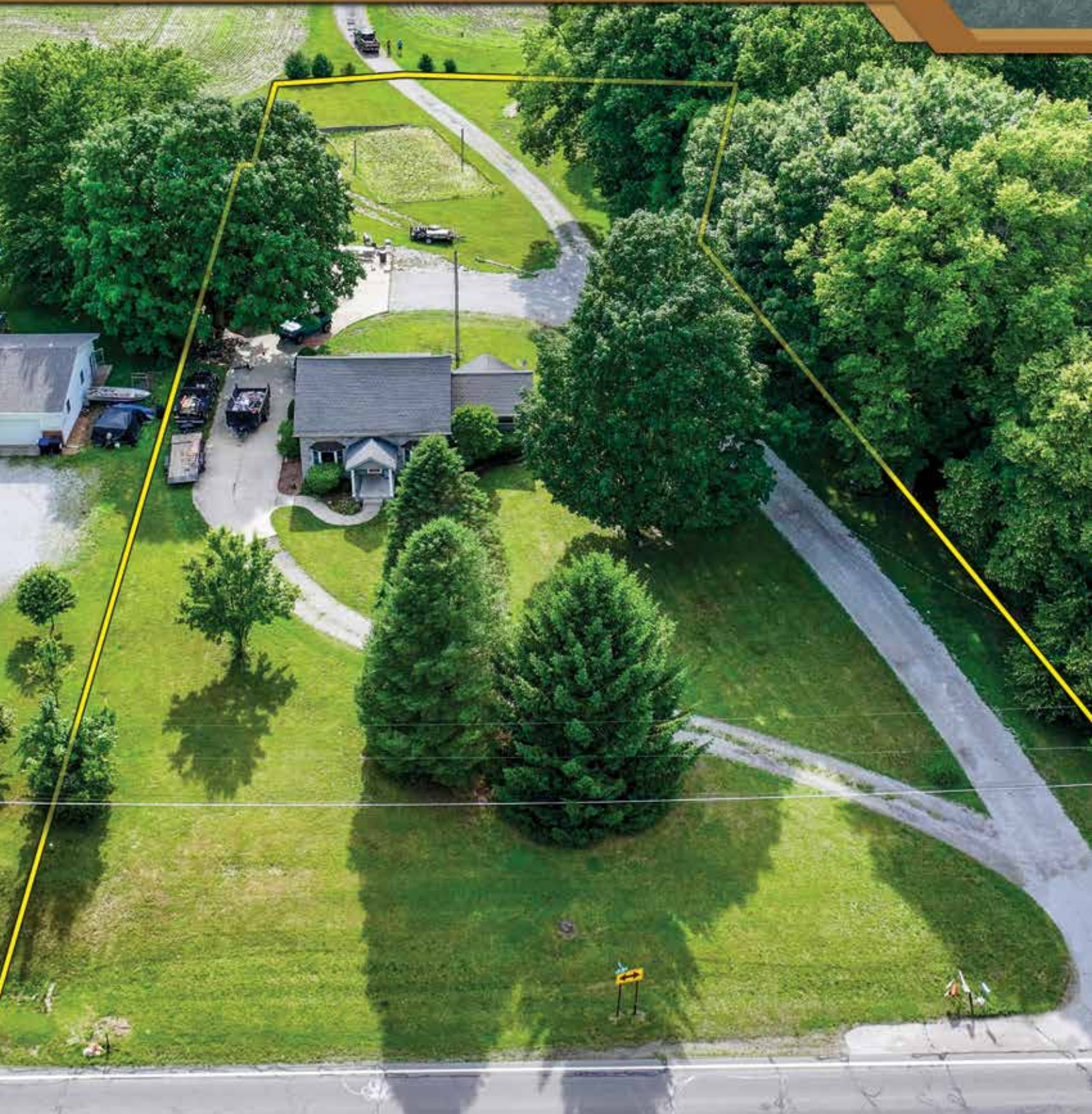
Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$613.12	\$647.28	\$585.18	\$598.84	\$514.68
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$613.12	\$647.28	\$585.18	\$598.84	\$514.68
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$11.24	\$6.24	\$6.24	\$6.24	\$6.24
	0470-00-0 Cedar Creek 62265 - \$11.24	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24	0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,237.48	\$1,300.80	\$1,176.60	\$1,203.92	\$1,035.60
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$618.74)	(\$1,300.80)	(\$1,176.60)	(\$1,203.92)	(\$1,035.60)
= Total Due	\$618.74	\$0.00	\$0.00	\$0.00	\$0.00

Tax History - Auditor's Office

	2025 Pay 2026	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022
+ Spring Tax	\$2.50	\$2.50	\$2.50	\$2.50	\$0.89
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$2.50	\$2.50	\$2.50	\$2.50	\$0.89
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$6.24
					0470-00-0 Cedar Creek 62265 - \$6.24
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$5.00	\$5.00	\$5.00	\$5.00	\$8.02
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$2.50)	(\$5.00)	(\$5.00)	(\$5.00)	(\$8.02)
= Total Due	\$2.50	\$0.00	\$0.00	\$0.00	\$0.00

TOPOGRAPHY Map



TOPOGRAPHY MAP



SCHRADER
Real Estate and Auction Company, Inc.

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 2.0
Min: 839.4
Max: 855.2
Range: 15.8
Average: 849.3
Standard Deviation: 2.82 ft

0ft 147ft 294ft



7/1/2026

13-33N-12E
DeKalb County
Indiana

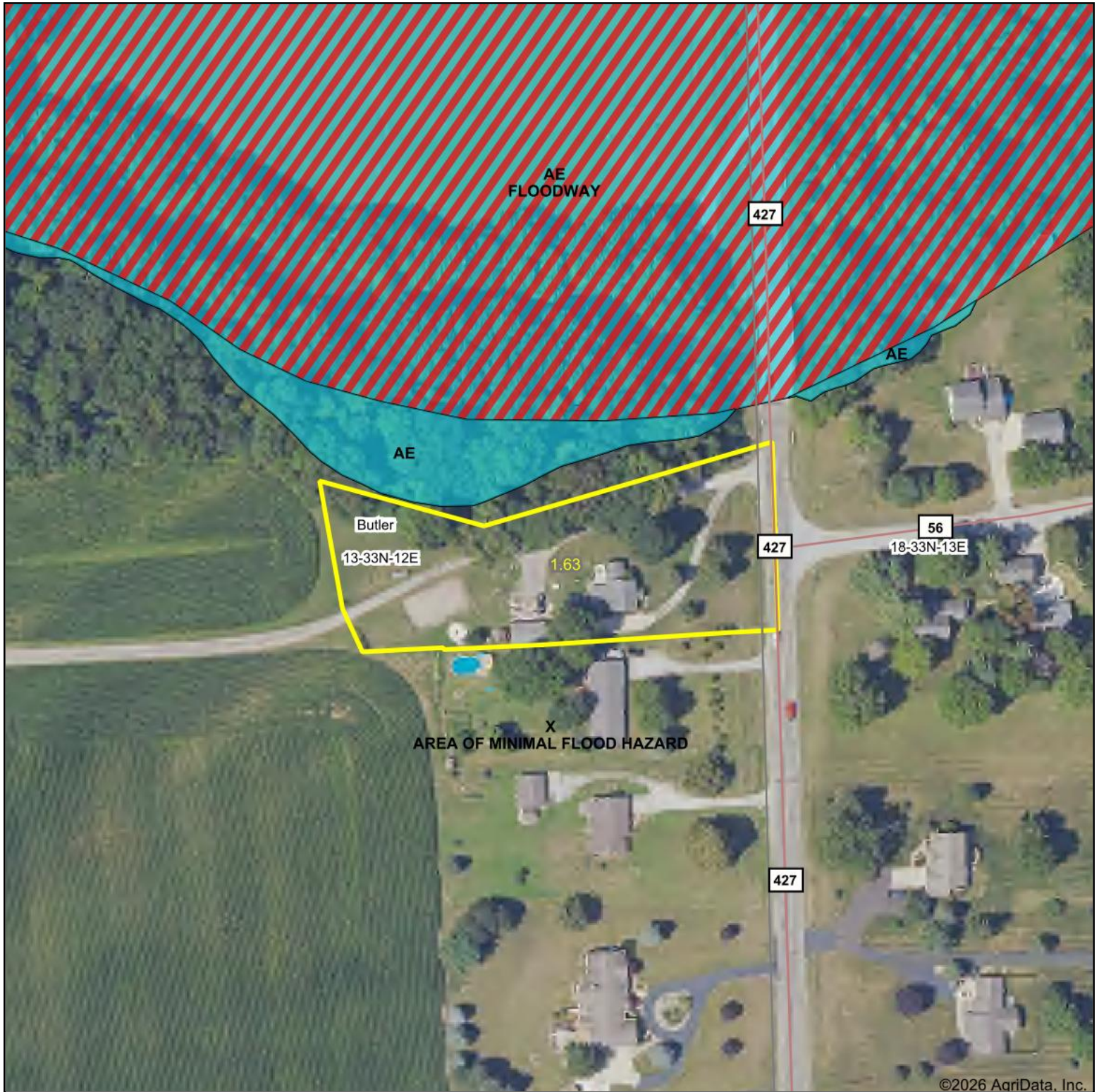
Boundary Center: 41° 19' 13.78, -85° 4' 44.47

FLOOD ZONE

Flood Zone Map



FLOOD ZONE MAP



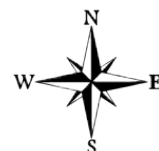
©2026 AgriData, Inc.



Map Center: 41° 19' 13.78, -85° 4' 44.47

0ft 161ft 321ft

13-33N-12E
DeKalb County
Indiana



Maps Provided By
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7/1/2026

Flood related information provided by FEMA

DISCLOSURE

Disclosure Form



RESIDENTIAL REAL ESTATE DISCLOSURE



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

7/2/26

Property address (number and street, city, state, and ZIP code)

57 5748 CR 427, Auburn, IN 46706

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

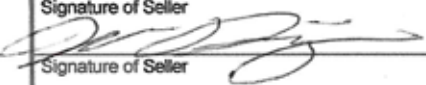
1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's **CURRENT ACTUAL KNOWLEDGE**. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
			
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

RESIDENTIAL REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code)

5748 CR 421, Auburn, TN, 46706

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal				
Freezer				
Gas Grill				
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator		✓		
Room Air Conditioner(s)			✓	
Trash Compactor				
TV Antenna / Dish			✓	
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				
Ceiling Fan(s)				
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna				
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☐ 100 ☒ 200 Amp Service			✓	
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed			✓	
Septic & Holding Tank / Septic Mound			✓	
Hot Tub			✓	
Plumbing				
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric				
Water Heater / Gas				✓
Water Heater / Solar				
Water Purifier				
Water Softener				✓
Well				✓
Geothermal and Heat Pump				
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment				

	Yes	No	Unknown
Are the structures connected to a public water system?		✓	
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		✓	
Are the structure(s) connected to a private / community sewer system?		✓	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

RESIDENTIAL REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code)

8748 CR 427, Hobart, IN, 46706

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				
Boiler / Radiator				
Central Air Conditioning			✓	
Electric Heat Pump				
Furnace Heat / Gas			✓	
Furnace Heat / Electric				
Geothermal				
Solar House-Heating				
Woodburning Stove				
Fireplace			✓	
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: 15 Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	✓
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: 20 Years.			

4. FURNACE	Yes	No	Unknown
Age, if known: 15 Years.			

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller

Date (mm / dd / yyyy)

Signature of Buyer

Date (mm / dd / yyyy)

Signature of Seller

Date (mm / dd / yyyy)

Signature of Buyer

Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)

Date (mm / dd / yyyy)

Signature of Seller (at closing)

Date (mm / dd / yyyy)

RESIDENTIAL REAL ESTATE DISCLOSURE

Property address (number and street, city, state, and ZIP code)

5748 CR 427, Auburn, IN, 46706

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		☒	
Are there any foundation problems with the structures?		☒	
Are there any encroachments?		☒	
Are there any violations of zoning, building codes, or restrictive covenants?		☒	
Does the property have a shared driveway with another property?	☒		
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		☒	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		☒	
Is this property located within a locally designated historic district under IC 36-7-11?		☒	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		☒	
Is the access to your property via a public road?	☒		
Is the access to your property via an easement?	☒		
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		☒	
Are there any structural problems with the building?		☒	
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		☒	
Is there any damage due to wind, flood, termites or rodents?		☒	
Have any structures been treated for wood destroying insects?		☒	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		☒	
Do you currently pay flood insurance?		☒	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		☒	
Does the property contain underground storage tank(s)?		☒	
Is the homeowner a licensed real estate broker?		☒	
Is there any threatened or existing litigation regarding the property?		☒	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		☒	
Is the property located within one (1) mile of an airport?	☒		
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			☒

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

RESIDENTIAL REAL ESTATE DISCLOSURE

Property address:

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) DD Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) DD Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) DP Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller

Date

Seller

Date

Purchaser

Date

Purchaser

Date

Agent

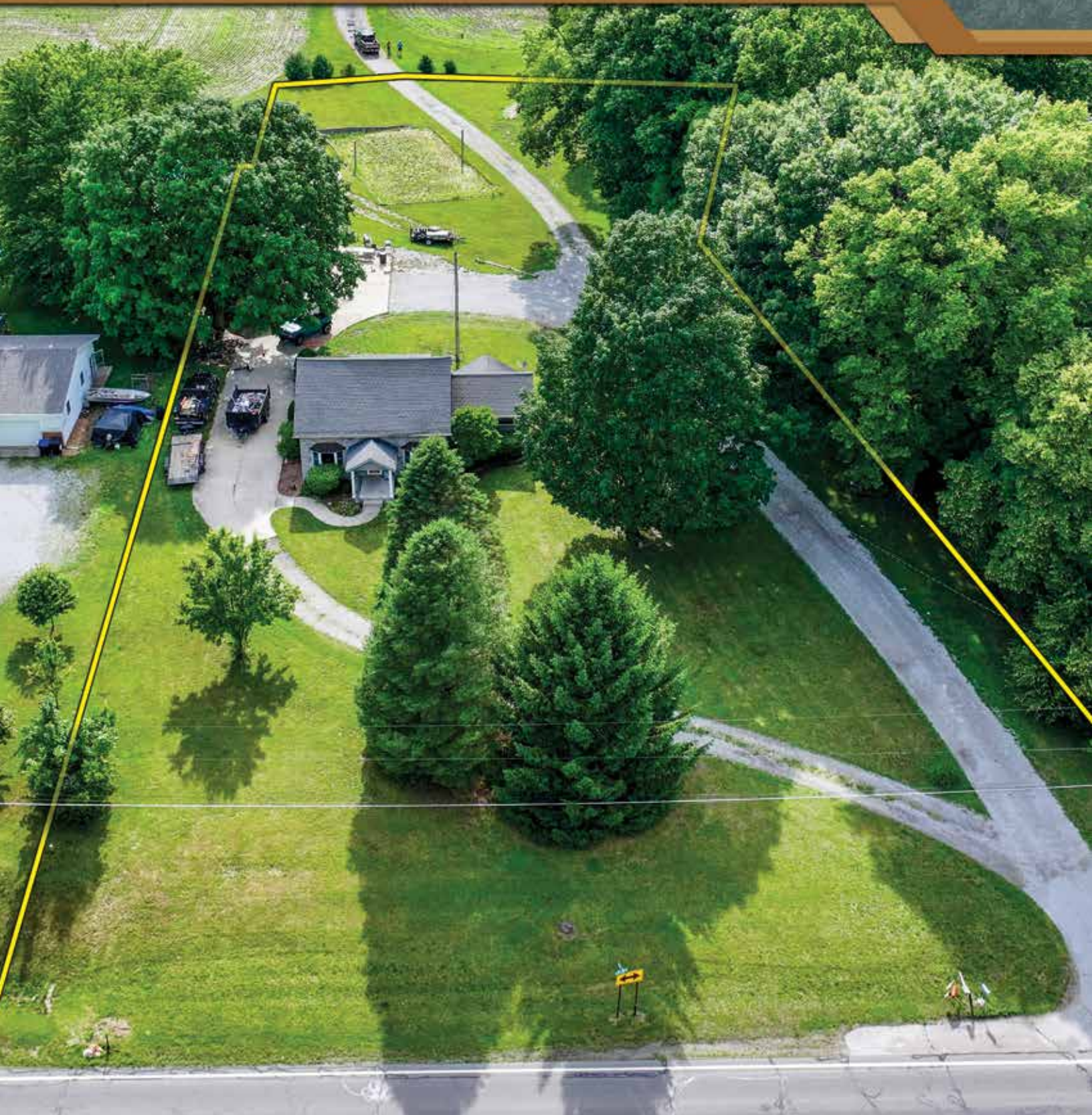
Date

Agent

Date

PHOTOS

Property Photos

























Auction Manager: **Daniel Days • 260.233.1401**

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