

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cash, 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

DEED: Seller will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: The targeted closing date will be approximately 30 days after the auction. Sellers shall not be responsible

for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: The real estate taxes shall be prorated to the day of closing.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing, if any.

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: There will be no new survey.

EASEMENTS: The sale of the property is subject to all easements on record.

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. 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.

**CORPORATE OFFICE:**

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGERS:

Gary Bailey • 260-417-4838

Phil Wolfe • 260-248-1191

Gary I. Bailey, AU09200000, RB14026420

Phillip John Wolfe, AU19900139

Schrader Real Estate and Auction Company, Inc.

AC63001504, CO81291723



800-451-2709

SchraderAuction.com

OCTOBER 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

Bidding Opens Fri, October 9 at 12 Noon
Bidding Ends Wed, October 14 at 6PM

AUCTION

ONLINE ONLY - REAL ESTATE

Blue River Estates - Whitley County, IN

**Beautiful Dutch Colonial Revival
2-Story Home in Wooded Setting
on 1.1± Acre Lot**

**Blue River Estates - Whitley County, IN
North of Columbia City
Columbia Twp.**



**Bidding Opens:
Friday, October 9th
@ 12 Noon**

AUCTION

ONLINE ONLY - REAL ESTATE

Bidding Ends: Wednesday, October 14th @ 6pm

Call 800-451-2709 for More Information OR Visit SchraderAuction.com for Bidding Information

Blue River Estates - Whitley County, IN
North of Columbia City - Columbia Twp.

Bidding Opens:
Friday, October 9th
@ 12 Noon

ONLINE ONLY - REAL ESTATE

Bidding Ends: Wednesday, October 14th @ 6pm

PROPERTY LOCATION: 1166 E Wildwood Dr., Columbia City, IN 46725. From US 30 & SR 9 in Columbia City travel north on SR 9, 1 mile to Wildwood Drive turn east into Blue River Subdivision ¼ mile to the property on the right.

Beautiful Dutch Colonial Revival 2-Story Home in a Wooded Setting

1.1± ACRES, BEAUTIFUL HOME in this wooded setting, 2982± finished sq. ft. With a total square footage of 4725± sq. ft. that includes a dry open basement ready to be finished with fireplace. This home offers 4 bedrooms and 2 and a half baths, main bedroom features a private bath, walk-in closet and fireplace. Beautiful custom kitchen, an executive office or den. A 14'x14' storage building and an attached 2 car garage and raised deck/patio. There is also a fenced raised bed garden down the hill at the edge of the wooded area.

3% Buyer's Premium added to the final bids.

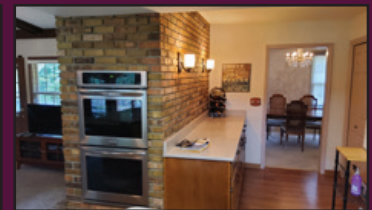
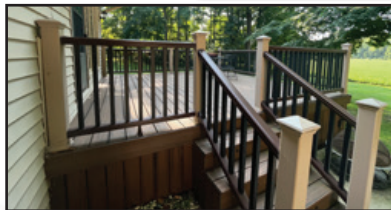


INSPECTION DATES:

Sunday, September 13th • 1:30-3pm

Monday, September 14th • 4:30-6pm

*or call the Auction Managers
for private inspections.*



OWNERS: Theodore & Clara Tahmisian

AUCTION MANAGERS:

Gary Bailey 260-417-4838 &

Phil Wolfe 260-248-1191

CALL FOR MORE INFO:

800-451-2709

VISIT TO BID:

SchraderAuction.com

