

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 & 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, & 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 Trustee's deed.

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

CLOSING: Closing shall take place within 30 days of proof of marketable title. 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 pro-rated 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 & due diligence concerning the property. Inspection dates have been scheduled & will be staffed with auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & 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 of record.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives

are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

Huntington County | Salamonie Township
Warren, Indiana

Online Only REAL ESTATE AUCTION

Home & Morton Pole Building
on 2 Spacious Lots

AUCTION MANAGERS:

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phillip John Wolfe • 260.248.1191

#AU19900139



800.451.2709 3% Buyer's Premium
www.SchraderAuction.com

Bidding Starts: Thursday, October 15 • Noon
Bid Deadline: Monday, October 19 • 6pm

Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,
Columbia City, IN 46725 #AC63001504, #CO81291723



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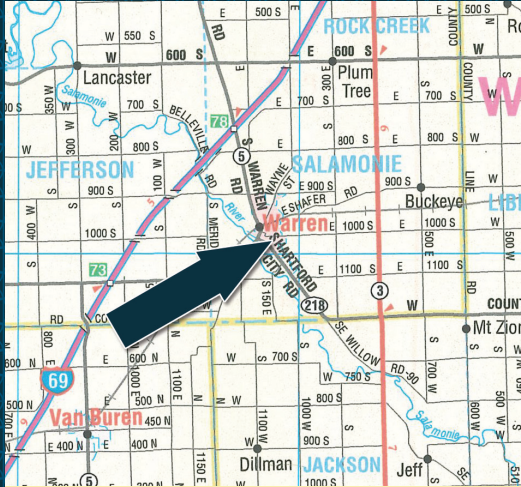
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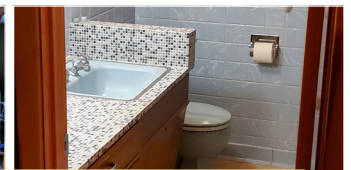


PROPERTY LOCATION: 103 College St, Warren, IN 46792. From the intersection of SR 5 & 3rd St in Warren turn east on 3rd St .26 mile to College St. Turn south .10 mile to property on the west side.

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3 Bed, 2 bath home, 1726± finished sq. ft. on 2 spacious lots & a 22'x27' insulated Morton pole building 220 wired. The home features a large L shaped family/living room, handcrafted kitchen cupboards with ample storage & counter space with appliances, geothermal heat & cooling, water softener, gas water heater, covered patio. Great property for family, storage, business or hobbies. Come & investigate the potential.



INSPECTION DATES: Sun, Sep. 20 • 1:30-3pm & Wed, Sep. 23 • 4:30-6pm or call the Auction Managers for private inspections.

OWNER: The Raymond D. & Beverly J. Holzheuer Joint Trust

AUCTION MANAGERS:

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