

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% down payment on the day 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 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.

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

DEED: Seller will provide a Trustee's deed.

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 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 of 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.

SCHRADER
Real Estate and Auction Company, Inc.

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Schrader Real Estate and Auction Company, Inc.,
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800-451-2709

SchraderAuction.com

**ONLINE ONLY
REAL ESTATE**

AUCTION

OCTOBER 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
				8	9	10
4	5	6	7	14	15	16
11	12	13	20	21	22	23
18	19	26	27	28	29	30
25	26	27	28	29	30	31

Bidding Opens Fri, Oct 23 at Noon
Bidding Ends Wed, Oct 28 at 6PM

WHITLEY COUNTY, IN **LAKEVIEW HOME**

WHITLEY COUNTY, IN
Tri-Lakes Area / Shriner Lake Views



Bidding Opens: Friday, October 23rd @ 12 Noon
Bidding Starts Closing:
Wednesday, October 28th @ 6pm

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

AUCTION
**ONLINE ONLY
REAL ESTATE**

LAKE VIEW HOME

2 STORY HOME &

28'X40' POLE BUILDING



3% Buyer's Premium

THE ORIGINAL **MULTI-TRACT
AUCTIONS**

WHITLEY COUNTY, IN
Tri-Lakes Area / Shriner Lake Views

AUCTION

ONLINE ONLY REAL ESTATE

Bidding Opens: Friday, October 23rd @ 12 Noon
Bidding Starts Closing:
Wednesday, October 28th @ 6pm

North of Columbia City / Thorncreek Twp. / Whitley County, IN

PROPERTY LOCATION: 2620 E South Center St. Columbia City, IN.

From US 30 & SR 9 in Columbia City travel north on SR 9, 5 miles to CR 500 N turn right 1 mile to Old SR 102 stay left on Old SR 102, 3/4 mile to South St. turn right approximately 700' on the left.

TRACT INFORMATION:

LAKE VIEW HOME, 1920± sq. ft. of finished living space on the main floor and upstairs. With a total square footage of 2880 sq. ft. that includes a dry, partially finished basement. This home offers 4 bedrooms and 3 baths. The kitchen and hall have new flooring; the appliances are included. The main floor bath has recently been renovated. There are two bedrooms and a full bath upstairs and two bedrooms and a full bath on the main floor. The basement has been partially finished including a built-in bar and a full bath. On the lakeside of the home is a 10'x22' elevated deck with great views of Shriner Lake. There is a 3-bay shop or storage building, 28'x40' with overhead doors, insulated and heated. A 10'x12' storage shed is included.

NOTE: The home is directly across the street from the lake, the family has had continuous use of a pier there for their recreation and enjoyment on Shriner Lake for several years, but there is no deeded access or guarantee of its continued use. For more information contact the Indiana Dept. of Natural Resources.

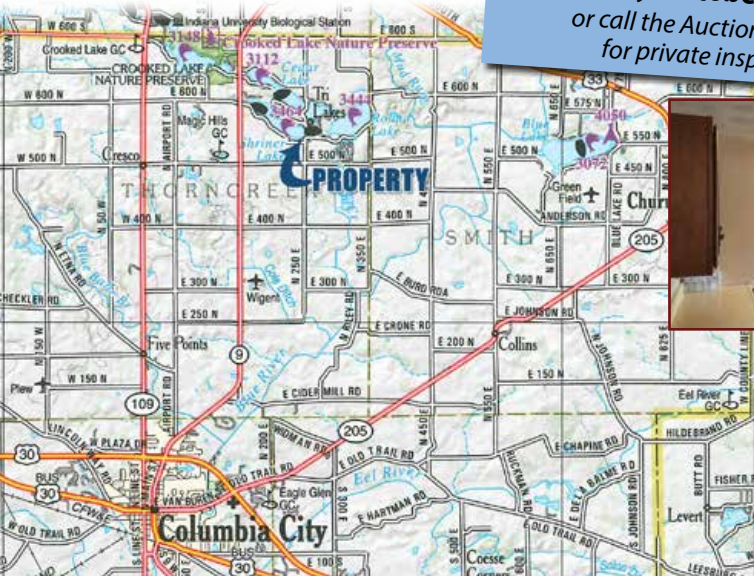


INSPECTION DATES:
Sunday, October 4th • 1:30-3pm
Wednesday, October 7th • 4:30-6pm
or call the Auction Managers
for private inspections.



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

OWNER: Richard Proctor
AUCTION MANAGERS:
Gary Bailey, 260-417-4838 &
Phil Wolfe, 260-248-1191



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SchraderAuction.com

