

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at an 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 PRICES: The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price are subject to the Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Sellers shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Personal Representative Deed(s).

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: Possession is at closing.

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

DITCH ASSESSMENTS: The Buyer(s) shall pay any ditch assessments due after closing, if any.

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

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.

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.

CORPORATE OFFICE:

950 N Liberty Dr • Columbia City, IN 46725

AUCTION MANAGERS:

Gary Bailey • 260-417-4838

Phil Wolfe • 260-248-1191

Gary Bailey, RB14026420, AU09200000

Phillip John Wolfe, AU19900139

Schrader Real Estate and Auction Company, Inc.,

AC63001504, CO81291723



800-451-2709

SchraderAuction.com

ONLINE ONLY! Real Estate AUCTION

Bidding Starts:

Thursday, November 12th at 12 Noon

Bidding Starts Closing:

**Wednesday,
November 18th
at 6pm**

*Twin Home in Herrington
Heights Subdivision*

Real Estate AUCTION

ONLINE ONLY! *Stauben County, IN*

3% Buyer's Premium

NOVEMBER 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					

Bidding Starts: Thurs., Nov. 12th at 12 Noon
Bidding Ends: Wed., Nov. 18th at 6pm

1521 Hammel Dr, Angola, IN 46703

Stauben County, IN



3% Buyer's Premium

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1521 Hammel Dr, Angola, IN 46703

Steuben County, IN



Twin Home in Herrington Heights Subdivision

PROPERTY LOCATION:

1521 Hammel Dr, Angola, IN 46703.

From US 20 in Angola at Angola Trail (across from Cameron Hospital) turn North 1.4 miles to Henney St. turn right to Hammel Drive turn left then .14 mile on the right.

PROPERTY INFORMATION:

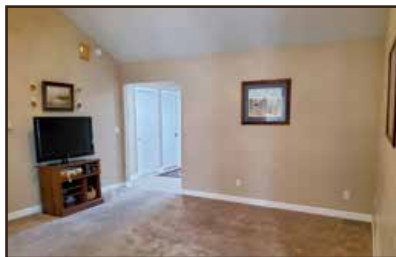
Modern twin home, 2064± finished sq. ft. of living space on the main floor and upstairs. Custom kitchen and dining area, living room, four seasons room and an outside patio. This home offers 3 bedrooms and 2 baths; the main suite has coffered ceilings, a full bath, walk-in closet and shower. The second bath has a shower and tub next to the bedroom and a third bedroom is upstairs. Also has a laundry area and a 24'x22' attached 2-car garage. With a private yard in this upscale quiet neighborhood just moments from dining and shopping, a short walk to the Steuben County YMCA. Great for retirees or families!



OPEN HOUSE DATES:

Saturday, October 24th • 1:30-3pm & Sunday, October 25th • 1:30-3pm

Or call the Auction Managers for Private Inspections.



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

OWNER: The Marjorie Patterson Estate / William & Mark Patterson Co-Personal Representatives.

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

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