AUCTION TERMS & CONDITIONS:

PROCEDURE: There will be open bidding on the property during the auction as determined by the online auction Terms & conditions.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction w/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.

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

ABSOLUTE AUCTION: The property is being sold at absolute auction & the final bid will be accepted regardless of the price. The successful bidder will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase w/another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Seller will provide a warranty 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, or as soon as possible after the survey is completed. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to date 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 w/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.

SURVEY: Buyer & Seller to share any necessary survey cost 50/50. There will be no new survey.

EASEMENTS: The sale of the property is subject to any & 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.**

Columbia City
Whitley County, IN

48± acres

AUCTION MANAGERS:
Gary Bailey • 260.417.4838
#AU09200000, #RB14026420
Phillip John Wolfe • 260.248.1191
#AU19900139

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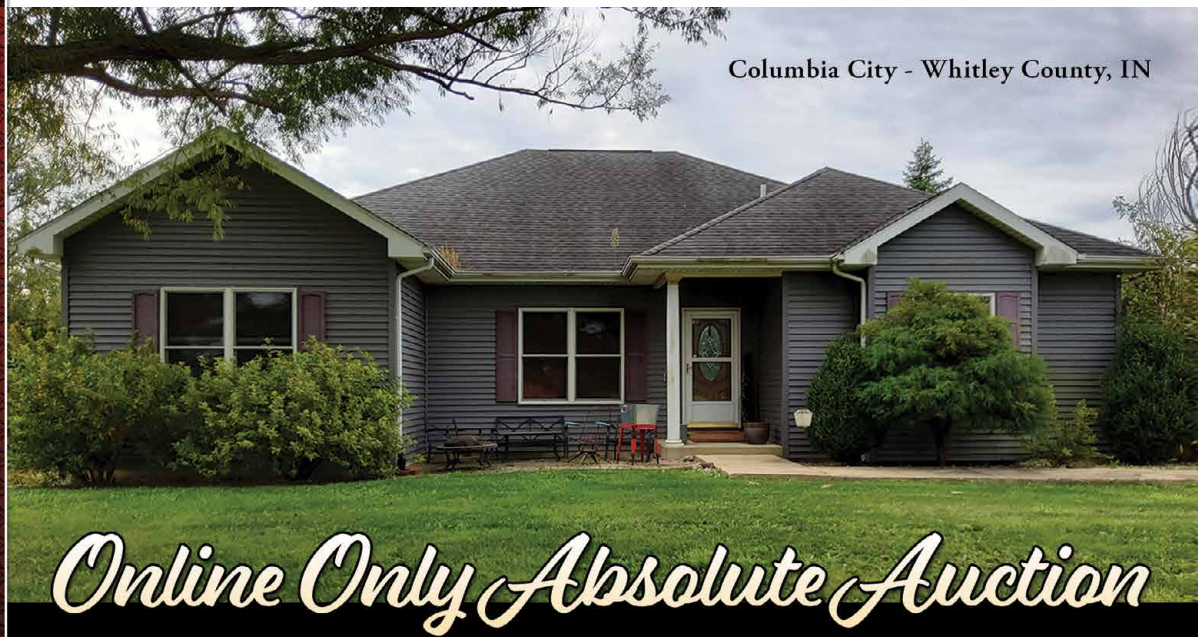
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- Pond side Pavilion
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- Great Hunting & Recreation

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48± acres













OWNER:
Telisia Saylor-Waldrop
AUCTION MANAGERS:
Gary Bailey • 260.417.4838
& Phil Wolfe • 260.248.1191

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PROPERTY LOCATION: 2231 W Whitley Rd, Columbia City, IN 46725 • From US 30 & SR 109 in Columbia City, Travel West on US 30, 2.25 miles to Wolf Rd. turn south 1.14 miles to Old Trail Rd then turn east .5 mile to Whitley Rd. turn south .6 mile to property on the left. Or from Larwill at SR 5 & US 30 travel 5 miles to Wolf Rd.

48± Acres & home in a secluded country setting, w/approximately 28± wooded acres behind the pond & 3± acres tillable near the road. 3,978± finished sq. ft. of finished living space or 5,304± total sq. ft. including utility area & storage area in basement. Offers 3/5 bedrooms & 3½ half baths, Main bedroom suite w/shower & whirlpool garden tub, second main level bedroom w/a full bath, one bedroom & bath in the basement w/closet, 2 more finished rooms that need closets added for extra bedrooms. Custom kitchen w/appliances, large island, dining area, & living room upstairs w/large family area in the basement. Great rear porch for relaxing & enjoying views of the wooded area & stocked pond. 3 Bay detached garage close to the rear of the home. There is a large, covered pavilion near the pond also a 40' x 64' pole building for equipment, shop area or RV storage. There is bank barn w/ concrete flooring & newer roof near the road.

INSPECTION DATES:
Mon, Nov. 9 • 4:30-6pm,
Sat, Nov. 14 • 1:30-3pm &
Sun, Nov. 15 • 1:30-3pm or
call the Auction Managers
for private inspections.

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