AUCTION TERMS & CONDITIONS:

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

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 Personal Representative 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.

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 I. Bailey, AU09200000, RB14026420
Phillip John Wolfe, AU19900139
Schrader Real Estate and Auction Company, Inc,
AC63001504, CO81291723

AUCTION
ONLINE ONLY REAL ESTATE
Columbia City / Whitley County, IN

JANUARY 2026						
SUN	MON	TUE	WED	THU	FRI	SAT
			30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24/31	25	26	27	28	29	30

Bidding Opens Fri, December 30 at 12 Noon
Bidding Ends Wed, January 6 at 6PM

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Bidding Opens:
Wednesday, December 30th
@ 12 Noon

Bidding Ends:
Wednesday, January 6th
@ 6pm

AUCTION
ONLINE ONLY REAL ESTATE

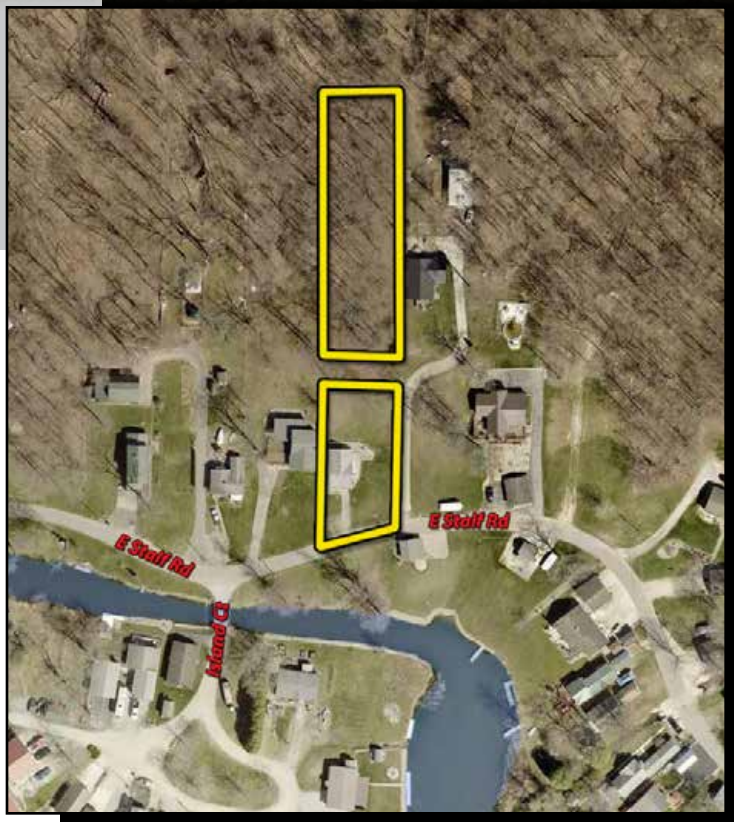
LAKEVIEW OF LITTLE CEDAR LAKE
COLUMBIA CITY • WHITLEY COUNTY, IN

PROPERTY LOCATION: 2725 E Stalf Rd, Columbia City, IN 46725. *From SR 9 & US 30 in Columbia City travel north on SR 9, 5 Miles to CR 500 N, turn east 1 mile to Old SR 102, 1 mile to Stalf Rd. turn right ¼ mile to property on the right.*

3 BEDROOM, 1 BATH HOME
BASEMENT GARAGE

960± sq ft of living space. 3 bedroom, 1 bath, hillside lakeview home on two partially wooded parcels. Includes approximately 672± sq ft heated basement garage, L shaped living room, with car sided walls and ceiling, eat-in-kitchen with appliances. The family has enjoyed decades of non-deeded lake recreation just across the road. Great for retirement, starter home or that seasonal lake area home.

OPEN HOUSE DATES:
Saturday, December 5th • 1:30-3pm
Monday, December 7th • 4-5:30pm











OWNER: The Timothy A. Watson Estate
AUCTION MANAGERS: Gary Bailey 260-417-4838 & Phil Wolfe 260-248-1191



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