

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: \$10,000 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.

APPROVAL OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection and bank approval.

DEED: Seller shall provide a Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 30 days after proof of merchantable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

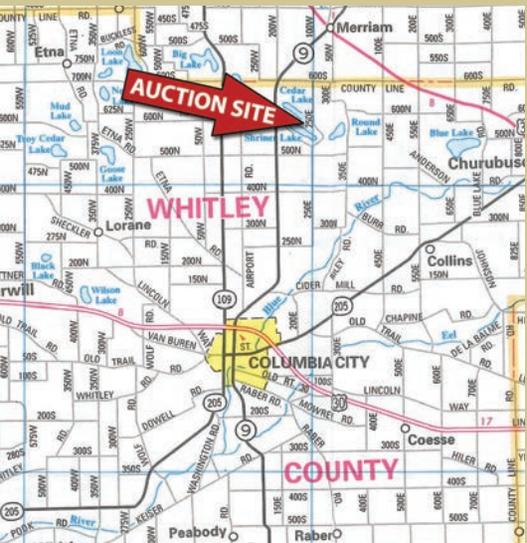
POSSESSION: At closing.

REAL ESTATE TAXES: Prorated to the day of closing.

SURVEY: There will be no survey. The property shall be deeded with the existing legal description.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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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Auction Manager:

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WHITLEY COUNTY, INDIANA

2275 E. Crampton Rd.,
Columbia City, IN 46725

Lake Home

Auction

SEPTEMBER 2016

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



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WHITLEY COUNTY, INDIANA

2275 E. Crampton Rd., Columbia City, IN 46725

Ranch Home with walk-out lower level. Lake frontage on Cedar Lake!



Lake Home
Auction

SATURDAY, SEPTEMBER 3RD
10:30 AM



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Lake Home Auction

SATURDAY, SEPTEMBER 3RD • 10:30 AM

WHITLEY COUNTY, INDIANA • CEDAR LAKE



Ranch Home with walk-out lower level. Lake frontage on Cedar Lake!

INSPECTION DATE:

Sunday, August 21st
1:00 - 3:00 PM
or by appointment.

LOCATED: 2275 E. Crampton Rd, Columbia City, IN 46725. From St. Rd. 9 north of Columbia City, IN, travel east on 500 N approximately 1 mile to Tri Lakes, follow around to north side of Shriner Lake to N. Center Street, then north (right) approximately 2/10th mile to Crampton Rd., then west (left) approximately 3/10th mile to property.

AUCTION LOCATION: On Site.

PROPERTY DESCRIPTION: Approximately 3265 sq. ft. ranch home with walk-out lower level and two complete living areas. Home is situated on ridge with upper level creating majestic view of lake. Lake frontage on Cedar Lake. Property also includes off lot with 24'x32' garage. Don't miss your chance to buy your dream lake home.

Home consists of 3 bedrooms, family room on both levels, 2 large complete kitchens and appliances, 2 upper full baths, 1 lower full bath, a butler's area, large dining area, library/sitting room with a majestic view of Cedar Lake, 2 separate decks off rear of home and 2 fireplaces.

Also selling immediately following the Real Estate:

- 15' Chris Craft Marine wood antique boat, powered by Chris Craft 4 cyl model A motor. Boat has not ran for a few years (check out rare find)
- 12' Grumman alum. John Boat
- 10' Floating pontoon type raft



Owner: Jacquelyn "Jackie" Doud and the Late Norman Doud

SALE MANAGER:
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