

**TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in two individual tracts or combination of two tracts as a whole.

**DOWN PAYMENT:** Tract 1: \$5000.00 down payment on day of auction. Tract 2 or combination of 1 & 2: 10% 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.

**DEED:** Seller to provide 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:** Pro-rated to date of closing.

**SURVEY:** Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**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 an 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.**



Whitley County, IN

**15<sup>±</sup> acres**  
offered in 2 tracts

**Real Estate AUCTION**

950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGER: RITTER COX**

260-609-3306

#AC63001504 • #AU08600254

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AUGUST 2017						
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	31		

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**15<sup>±</sup> acres**  
offered in 2 tracts

Whitley County, IN

**Real Estate AUCTION**

Auction held on site: 5881 W Whitley Rd.,  
South Whitley IN 46787

**Thursday, August 3rd @ 6pm**

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**SCHRADER**  
Real Estate and Auction Company, Inc.



ONLINE BIDDING AVAILABLE



# 15<sup>±</sup> acres

offered in 2 tracts

# Real Estate AUCTION

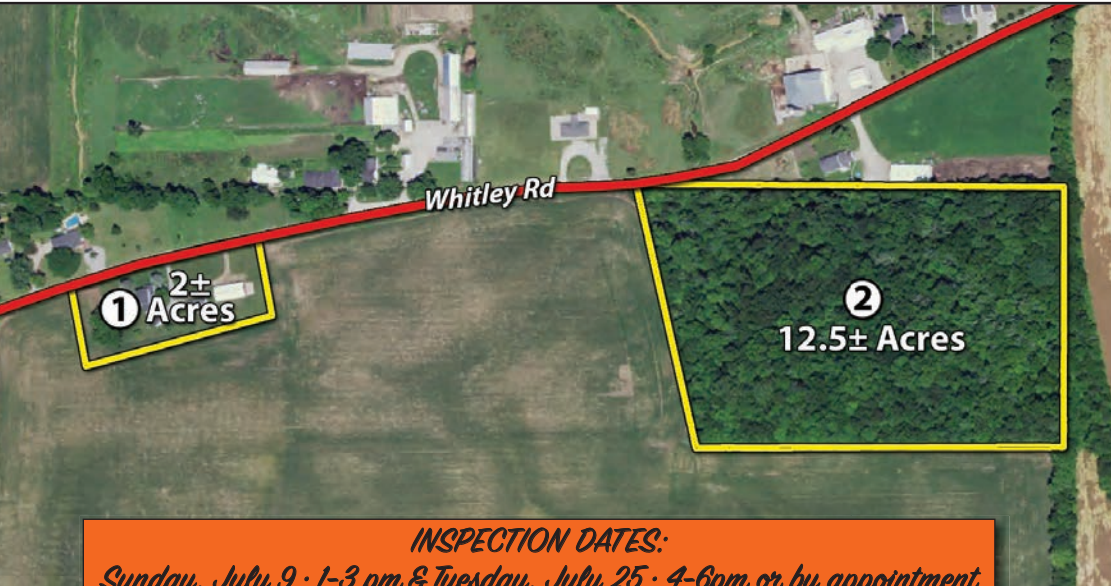
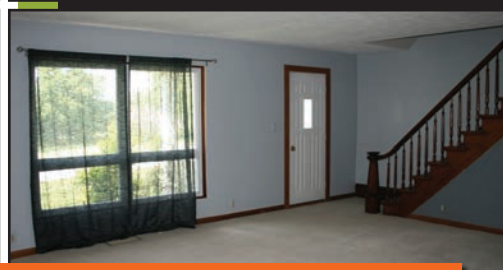
Thursday, August 3rd @ 6pm Whitley County, IN

**PROPERTY LOCATION:** 5881 W Whitley Rd, South Whitley IN 46787. AUCTION HELD ON SITE.

## TRACT DESCRIPTIONS:

**TRACT 1: 2± ACRES** which includes approx 2000 sq ft 2 story, 3 bedroom country home. Home has central air, LP high efficiency heat, large family room/living room, hardwood floors on 2nd story, 1 bath, attractive wood stair case, large mud room/breezeway, attached 2 car garage w/concrete floor. Also has front & rear porches. This home is very well kept with very nice setting, which includes some larger trees. Property also includes 30'x64' pole barn w/partial concrete floor, and 20'x40' utility shed w/full concrete floor. Investigate the possibilities this property has to offer!

**TRACT 2: 12.5± ACRES.** Tract is all wooded. Combine with Tract 1 to have your home w/recreation property w/room to adventure! Investigate for income from timber or your own hunting property!



## INSPECTION DATES:

Sunday, July 9 · 1-3 pm & Tuesday, July 25 · 4-6pm or by appointment



OWNERS: Jeff & Sherri Sickafosse • AUCTION MANAGER: Ritter Cox, 260-609-3306

## ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



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