

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 6 individual Real Estate tracts plus one pier access tract, any combination of tracts or the whole property can be assembled. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**PLANNING:** All lots, house, and garage are being sold as is. Blk 6 lots 5 & 6 can be built upon individually with approval from the Town of Clear Lake per their building regulations. Blk 7 lots 4 & 5 house will be sold together. Blk 8 lot 2 garage will be sold as a unit. Blk 8 lots 3 & 4 can be built upon individually with approval from the Town of Clear Lake per their building regulations.

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

**DEED:** Seller shall provide Warranty Deed(s).

**DEED RESTRICTIONS:** per Town of Clear Lake approval.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before July 16, 2018 dependent upon if a new survey and title work needs completed. Closing fee shall be split 50/50.

**POSSESSION:** Possession is at closing.

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

**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.

**LOT SIZES SURVEY:** If property is not all sold as one unit then a new survey will need to be completed including 1/2 of the vacated driveways with each individual lot sold - survey costs shall be split 50/50. The type of survey performed shall be at

the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**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.**



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SALE MANAGER: Dean Rummel,  
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# Clear Lake Real Estate Auction

## Home & Lots

Steuben County, IN

JUNE 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
					8	9
3	4	5	6	7	15	16
10	11	12	13	14	22	23
17	18	19	20	21	28	29
24	25	26	27	28	29	30



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141 Terrace Dr., Fremont, IN 46737

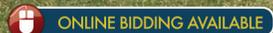
# Clear Lake Home & Lots

and Pier Access at Arcadia Beach

# Real Estate Auction

Steuben County, IN

Saturday, June 16 • 10 AM



800-451-2709 • [SchraderAuction.com](http://SchraderAuction.com)



# Arcadia Beach Clear Lake Clear Lake Home & Lots Real Estate Auction

Saturday, June 16 • 10 AM Steuben Co., IN

**REAL ESTATE ADDRESS:** 141 Terrace Dr. Fremont, Indiana 46737  
**AUCTION SITE:** Fremont Legion, 301 S Wayne St., Fremont, Indiana 46737  
**DIRECTIONS:** Go east from Fremont, Indiana on St. Rd. #120 to 850 E. Turn north 1 mile to S. Clear lake Drive then turn right to site.

**BLOCK 6:** Lots 5 & 6 • **BLOCK 7:** Lots 4 & 5 • **BLOCK 8:** Lots 2 & 3 & 4

**TRACT DESCRIPTIONS:** All tracts are just steps away from Clear Lake Public Access and Beach

**TRACT 1: Blk 6, Lot 5** Frontage on Terrace Dr. The crystal Clear Lake is just across the road with public beach and lake access. This is a deep lot offering a great site for a beautiful home and toy garage! Approx. 65' x 141'

**TRACT 2: Blk 6, Lot 6** Frontage on Terrace Dr. The crystal Clear Lake is just across the road with public beach and public lake access. This is a deep lot offering a great site for a beautiful home and toy garage! Approx. 65' x 141'

**TRACT 3: Blk 7, Lots 4 & 5** Historical dormitory style house built in 1932, Brown wood siding with expansive decking on 3 sides offering wonderful views of the lake. This double lot is approx. 163' x 180'. Master bdrm 12' x 15', (2) Bdrms 7' x 15', (2) Rooms 7' x 15', Utility room 7' x 15', Kitchen/Dining 16' x 23', Living 23' x 23', 100 amp service, crawl space, Walk in attic, Electric and gas heat, Window air conditioner, Attic fan, Flooring mostly carpet, Deck 8' x 87'. Asphalt roof. Annual Taxes \$643.96. Garage on separate lot.

**TRACT 4: Blk 8, Lot 2** Vinyl siding, 2 car garage, 24' x 30' built in 1980. Cement floor and asphalt roof. Lot size approx. 57' x 107'. Annual Taxes \$467.80.

**TRACT 5: Blk 8, Lot 3** Great lot for building a home or toy garage. Approx. 65' x 100'.

**TRACT 6: Blk 8, Lot 3** Great lot for building a home or toy garage. Approx. 65' x 100'.

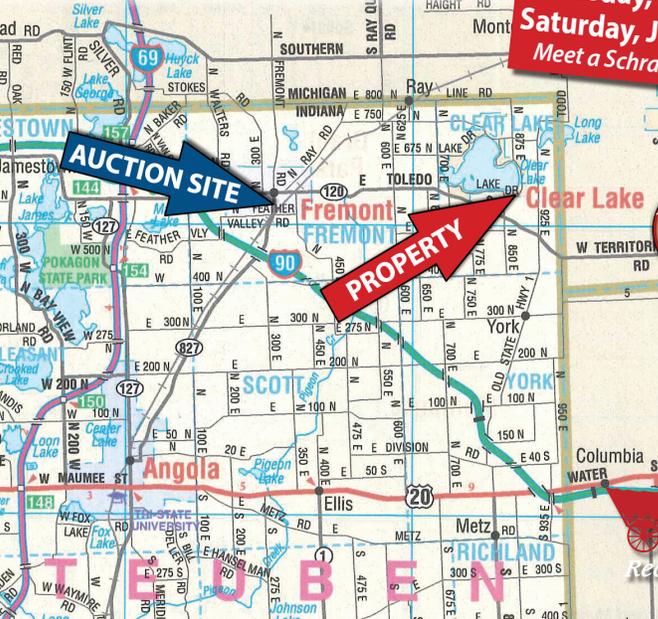
*Access to Tracts 3, 4, 5 & 6 by platted drive from public road.*

**TRACT 7: Pier Slip access** to Arcadia Beach available to a successful bidder of one of the other tracts.

**Clear Lake is an 800± acre lake considered to be premier in a less congested setting with spring fed, crystal clear water affording all kinds of activities – fishing (great bluegills), sailing, water skiing, tubing and swimming!**

• Zoning is single family residential. • Clear Lake Sewer with minimum tap fee and grinder pump installation of \$7500.00

**Inspection Dates:**  
 Thursday, May 30 • 4PM - 6PM  
 Saturday, June 2 • 10AM-12PM  
 Meet a Schrader Rep at the property



**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.

**See Website for More Photos**



**OWNERS: MICHAEL PENNER & LARRY PENNER JT/RS**  
 Sale Manager: Dean Rummel, 260-343-8511

**SCHRADER** 800-451-2709  
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