

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as 1 tract, and as a total 2± acre unit. There will be open bidding on tract during the auction as determined by the Auctioneer. Bids on tracts may compete.

**DOWN PAYMENT:** \$10,000 down payment on the day of auction. 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.

**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).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be the responsibility of the

Buyer and will be pro-rated.

**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 post-auction survey. The property will be conveyed as described in a recent survey prepared in May of 2018 at Seller's expense.

**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 be-

ing 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.**

**PERSONAL PROPERTY TERMS & CONDITIONS:**

Cash or Check with ID. Announcements made the day of the auction take precedence over any printed material. Not responsible for accidents.

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

**CORPORATE OFFICE:**

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

email: auctions@schraderauction.com

**Auction Manager: Ritter Cox, 260-609-3306**

auctions@schraderauction.com

AC63001504, AU08600254

**Follow us on:****Get our iOS App**

**800-451-2709**

**SchraderAuction.com**



	SUN	MON	TUE	WED	THU	FRI	SAT
JULY 2018	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				

**6450 W. 350 S., Kimmell, IN 46760 • Noble County**

**Auction**  
real estate & personal property

• Home • Furniture • Appliances • Misc Household

**Wednesday, July 25**

**5:30pm Personal Property • 6:30pm Real Estate**

**2±**  
Acres



800-451-2709 • SchraderAuction.com

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



Noble County, Washington Twp

Wednesday, July 25

5:30pm Personal Property

6:30pm Real Estate

# Auction

real estate & personal property

2<sup>±</sup> Acres

**PROPERTY ADDRESS: 6450 W. 350 S., Kimmell, IN 46760**

From US 30 & SR 109 Columbia City, IN, travel North on SR 109, go approx. 9.3 miles then turn West (Left) on CR 350 S. approx. 2.4 miles to property or from Wolf Lake, IN, at Intersection US 33 & SR 109 travel South approx. 2 miles, turn West (Right) on CR 350 S. approx. 2.4 miles to property.

**INSPECTION DATES:**  
Tuesday, July 3rd • 4:00 - 6:00pm  
Sunday, July 8th • 1:00 - 3:00pm  
Sunday, July 22nd • 1:00 - 3:00pm  
Or by Appointment

## REAL ESTATE

2<sup>±</sup> acre corner lot w/mature trees, property consist of approx. 1648 sq ft Ranch, 3 bedroom home, 2 ½ baths, oak kitchen cabinets, 2 car garage, large living room, family room w/fireplace, property also includes 728 sq ft detached heated garage. Be prepared to buy on excellent retirement home on 1 level, starter home or investors for a rental! Property sells as 1 unit.

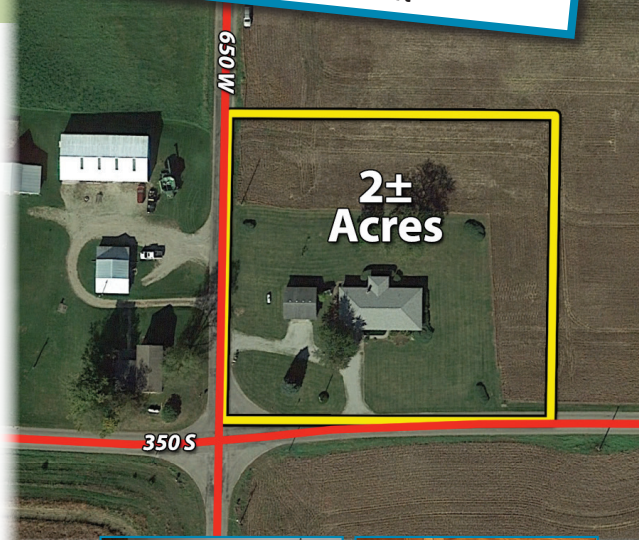
## FURNITURE • APPLIANCES • MISC HOUSEHOLD

- **Lane 5pc Queen bedroom** suite w/ headboard, 2 night stands, 5 drawer chest, dresser w/mirror • **Maple 3pc Full bedroom** suite w/ headboard, chest, dresser w/mirror • **Red Velvet sofa** sleeper • **Beige sofa** • **2 pc sofa** recliners & loveseats (blue) • **Recliner loveseat** (blue) • **Navy Recliner** • **Burgundy Recliner** • **Upholstered antique** rocker • **Antique captain** chair • **Stereo** console • **(2) end tables** and coffee table • **Wood desk** • **Expandable cabinet** w/table and chairs • **Singer sewing** machine/cabinet • **Melink safe** • **4 drawer file** cabinet • **Wood shelves** • **Magazine stand** • **Large curio** cabinet • **Floor lamp** stand • **(3) lamps** • **Hang-**ing lamp • **(4) kitchen** chairs on casters • **Kenmore refrigerator** w/ice maker • **Chest type** freezer • **Whirlpool washer** & dryer, electric • **GE microwave** • **Cor-**rell dishes • **Oil lamp** • **Baking** pans • **Fireplace** utensils • **Records/DVDs** • **(3)** binoculars • **Misc mugs/glasses** • **Cookbooks** • **Glass** dishes • **Knives** • **Serving** trays • **Silverware** • **Fire King** bowl • **Mixing** bowls • **Tablecloths/blankets** • **Daisy lever** action BB gun • **Picture** frames • **Baskets** • **Vera Bradley** purses • **Tins** • **Bells** • **Silver 12 pc** serving set • **Holiday** decorations • **Figurines** • **Bar-**bie, Gone with the Wind doll • **Vases** • **Candles** • **Tupperware** • **Spa** massager • **Exercise** bike • **Luggage** • **Punch** bowl set • **Crystal** glassware • **Globe** • **Baltimore** bedspread in box • **Misc** sheets/afghans/blankets • **China** • **Vintage** high chair • **Carnival** glass • **Scale** • **Shov-**els • **Rakes** • **2 wheel** cart • **Step** stool • **(11)** folding chairs • **Misc** tools • **1 Heater**, electric • **Electric** cord/light • **Propane** heater/cart • **Cement** goose

**See Website for More Photos Online!**

**OWNER:** Peggy L. Thomas (formerly Earnhart)

**SALE MANAGER:** Ritter Cox, 260-609-3306



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



**SchraderAuction.com • 800-451-2709**