

AUCTION TERMS & CONDITIONS:**PROCEDURE:** The property will be offered as a total unit.**DOWN PAYMENT:** 5% 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 PRICE:** 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 Seller's 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 or Trustee's Deed.**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place on or before January 5, 2019.**POSSESSION:** Possession is at closing.**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to 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 has 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 acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. 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. 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 con-

tained 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.

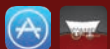
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER: Arden Schrader

260-229-2442

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DECEMBER 2018						
SUN	MON	TUE	WED	THU	FRI	SAT
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Wednesday, December 5 • 6:00 pm

Whitley County, IN

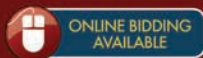
1601 E. Sparrow Cove, Columbia City, IN



- Beautiful 3 Bedroom Home
- New Kitchen
- Completely Remodeled in 2018
- Corner Lot • Excellent Location



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**Auction**
Real Estate

Whitley County, IN

LOCATED:

**1601 E. Sparrow Cove,
Columbia City, IN**

*From the intersection of US 30 and
SR 205 at Columbia City take SR 205
northeast 1/3 mile to Eagle Glen Trail
turn right to the first street and turn
onto Sparrow Cove to the property.*

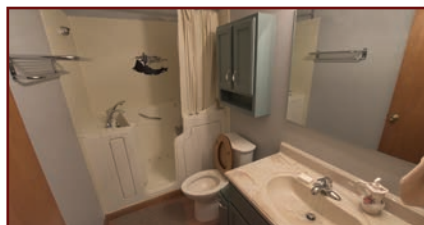
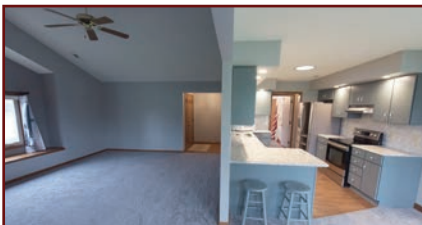
AUCTION HELD ON SITE

INSPECTION DATES:

Monday, November 12 • 4-6 pm

Wednesday, November 14 • 4-6 pm

Sunday, November 18 • 12:30-2 pm



SCHRADER
Real Estate and Auction Company, Inc.

See Website for More Photos!

Owner: Gerald Boyd Revocable Trust

Auction Manager: Arden Schrader, 260-229-2442

Auction
Real Estate

Wednesday, December 5 • 6:00 pm

**Beautiful 3 Bedroom Home • New Kitchen • Completely Re-
modeled in 2018 • Corner Lot • Excellent Location**

It is our privilege to offer you this rare opportunity at auction! This home is NEW again! Beautiful 3 bedroom, 2 bath home is waiting for you. New kitchen cabinets with quartz counter tops in 2018. New natural gas fireplace with remote control for those cozy evenings in the great room. Natural gas furnace was new approx. 10 years ago. The home is equipped with an on demand water heater to fill the Safe-Step walk-in whirlpool tub with shower wand. New interior paint throughout. All new doors and windows 2 years ago. The 30 year roof was installed 10 years ago. New pergola and expanded patio in 2018. The 2 car garage floor has carpet square floor covering. Extra attic insulation creates an extremely efficient home. All new landscaping in 2017. Come inspect and bid your price!



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during the auction at
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You must be registered One
Week in Advance of the
Auction to bid online. For
online bidding information,
call Schrader Auction Co. -
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