

**75<sup>th</sup> ANNIVERSARY**  
Since 1944 **SCHRADER**

CORPORATE HEADQUARTERS:  
950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGERS:**  
Arden Schrader, 260-229-2442  
Jim Hayworth, 765-427-1913

AC63001504, AU01050022, AUAU08700434



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DECEMBER 2019						
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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# 2.8<sup>±</sup> Acres AUCTION

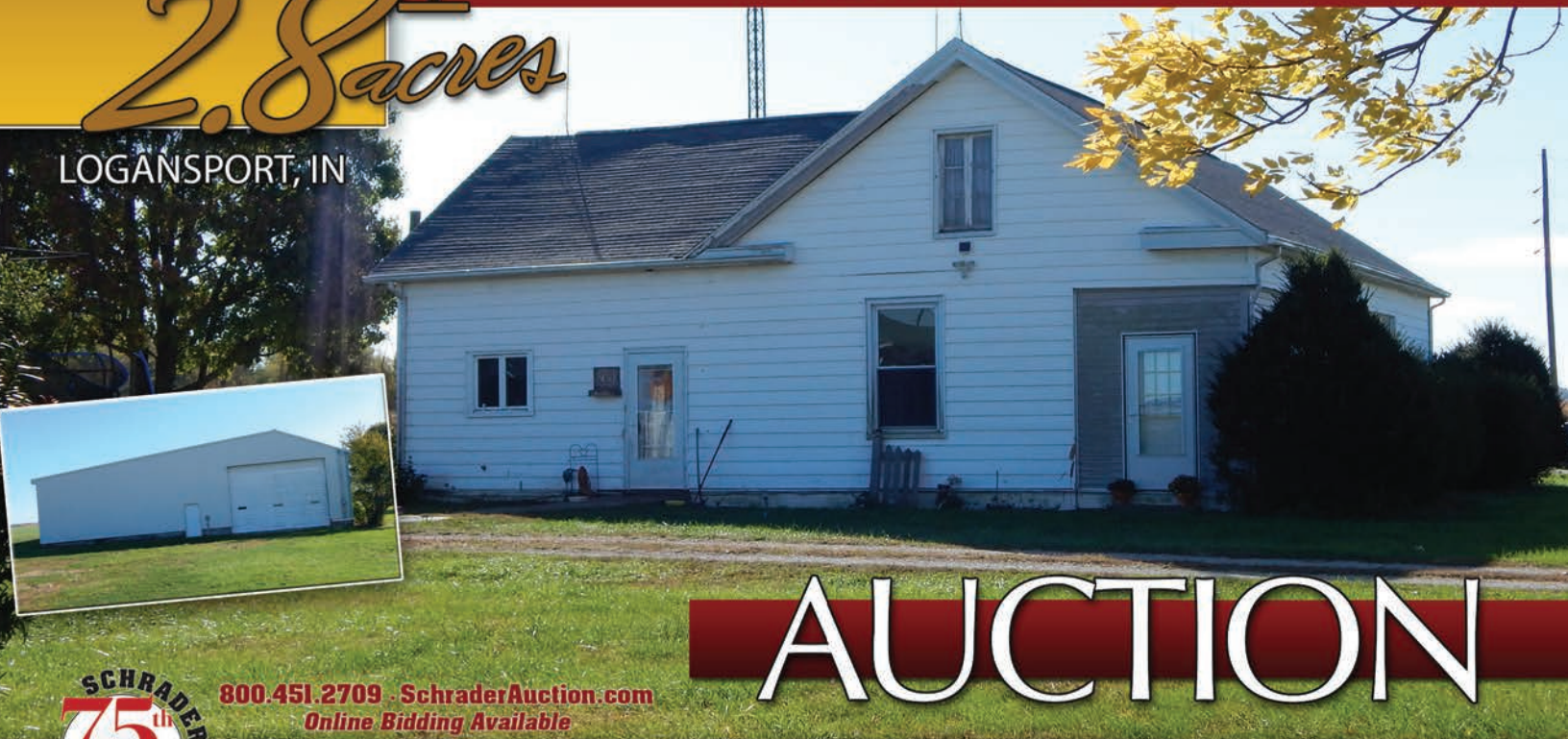
CARROLL COUNTY • LOGANSPORT, IN

CARROLL COUNTY

• 2099 Sq Ft Home • 84' x 64' Pole Barn • Great Location  
• Residence or Rental

**2.8<sup>±</sup> Acres**

LOGANSPORT, IN



# AUCTION

800.451.2709 • [SchraderAuction.com](http://SchraderAuction.com)  
Online Bidding Available



**WEDNESDAY, DECEMBER 11 • 6 PM**



CARROLL COUNTY

2.8± Acres

# AUCTION

LOGANSPORT, IN

WEDNESDAY, DECEMBER 11 • 6 PM

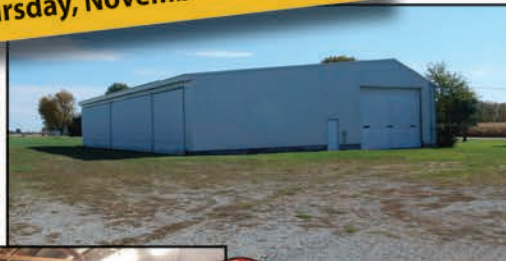
**PROPERTY LOCATION:** 8059 N SR 29, Logansport, IN. 5 miles south of Logansport, IN on SR 29 to the corner of SR 29 and SR 218 East.

**AUCTION LOCATION:** Deer Creek Community Center, 4883 N SR 29, Camden, IN. (3± miles south of the property)

**2099 sq. ft. Home • 84'x64' Pole Barn  
• Great Location • Residence or Rental**

This 2 bedroom, 2099 sq. ft. home has many possibilities. The home was recently a rental and is waiting for you to make it your own or continue to rent. A great location, with frontage on 2 State Roads, provides great access to everywhere. The 84'x30' pole barn with 84'x34' lean to provides endless storage or room for your hobbies. The entire north side of the building has rolling doors for easy access. Come investigate the possibilities.

**INSPECTION DATES:**  
Tuesday, November 19 • 4-6 pm  
Thursday, November 21 • 4-6 pm



**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.

**OWNER: Ben Dillon**

**AUCTION MANAGERS: Arden Schrader, 260-229-2442 • Jim Hayworth, 765-427-1913**

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as a total 2.89± acre unit.

**DOWN PAYMENT:** 10% 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 Deed.

**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 pro-rated 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 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

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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