

Absolute Online Only Auction



JULY	Su	M	Tu	W	Th	F	Sa
	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		



This property sells regardless of price!

2504 N State Rd 109
Columbia City, In
Bidding Ends:
July 28 • 6pm

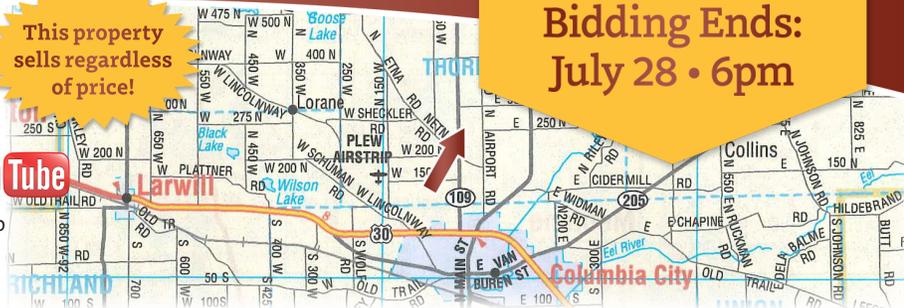
Rex D. Schrader II #AU09200182
Schrader Real Estate and Auction Company, Inc.
#AC63001504

Corporate Headquarters:
950 N Liberty Dr., Columbia City, IN 46725
800.451.2709 • SchraderAuction.com

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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined.

DOWN PAYMENT: 10% down payment on the day of auction w/ the balance in cash at closing. The down payment may be made 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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The Successful Bidder will be required to enter into a purchase agreement immediately following the close of the auction. The property will sell to the high bidder, absolute.

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

DEED: Seller shall provide a Trustees Deed.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The 2020 Real Estate taxes due in 2021 shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

ACREAGE: The lot size, dimensions & proposed boundaries

are approx. & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: No survey shall be provided.

AGENCY: Schrader Real Estate & Auction Company & its agents are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auction Company. The Seller & 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.**

Absolute Online Only Auction

Whitley Co., Indiana

Bidding Ends:
Tuesday, July 28
at 6:00pm



This property
sells regardless
of price!

- A Great Investment/Fixer-Up Opportunity!
- Beautiful .88± acre, partly wooded lot in a wonderful neighborhood!
- **2504 N State Road 109** - Just 2 miles north of Columbia City, Indiana
- Thorncreek Township – Shady Park Subdivision
- Includes 4" well with newer Pentair Wellmate Bladder Tank, 200 Amp Service, Ultra Oil Furnace & Paved U-Shaped Driveway.

Inspection Dates: Saturday, July 11 • 9-11AM & Wednesday, July 22 • 4-6PM

Seller: William H. Snodgrass Irrevocable Trust



ONLINE BIDDING AVAILABLE

800.451.2709 • 260.244.7606 • www.SchraderAuction.com

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