

PROCEDURE TERMS & CONDITIONS:
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 PRICE: The Successful Bidder will be required to enter into a purchase agreement immediately following the close of the auction. The seller has a right to accept or reject any offer.
EVIDENCE OF TITLE: Seller shall provide an owner's insurance policy in the amount of the purchase price.
DEED: Seller shall provide a warranty 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 2021 Real Estate taxes 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

MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

MADE THE DAY OF THE SALE TAKE PRESEDECE OVER PRINTED

ALL DECISIONS OF THE AUCTIONEER ARE FINAL. ANY ANNOUNCEMENTS

there is any question as to the person's credentials, fitness, etc.

Agents reserve the right to preclude any person from bidding if

are at the discretion of the Auction Company. The Seller & Selling

errors, or omissions. Conduct of the auction & increments of bidding

Seller or the Auction Company assumes no liability for its accuracy,

brochure is subject to verifications by all parties relying on it. The

due diligence concerning the property. The info contained in the

his or her own independent inspections, investigations, inquiries,

are approximate. Each potential bidder is responsible for conduct of

Seller or Auction Company. All sketches & dimensions in the brochure

either express, or implied, concerning the property is made by the

solid on "AS IS, WHERE IS" basis, & no warranty or representation,

Turned Online Only REAL ESTATE AUCTION

Bidding Opens: Wednesday, September 22 • 12pm
Bidding Closes: Friday, September 24 • 6pm



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September						
SU	M	TU	W	TH	F	SA
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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		

AUCTION MANAGER: Gary Bailey • 260.417.4838
#AC63001504, #AU09200000

SCHRADER
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Corporate Headquarters:
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800.451.2709 • www.SchraderAuction.com



Turned Online Only REAL ESTATE AUCTION

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Beautiful Spacious Ranch Home on Large Manicured Lot in Norwood Estates
West of Huntington, IN
North of US 24

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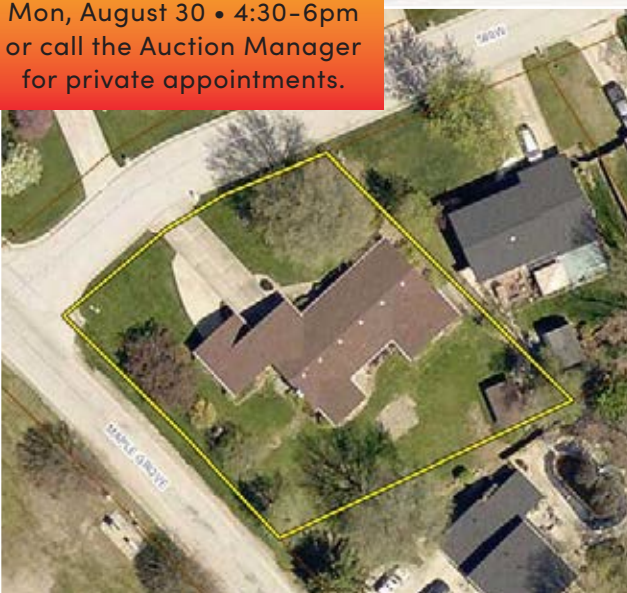


- Beautiful Spacious Ranch Home on Large Manicured Lot in Norwood Estates
- West of Huntington, IN
- North of US 24



INSPECTION DATES:

Sun, August 29 • 1:30-3pm &
Mon, August 30 • 4:30-6pm
or call the Auction Manager
for private appointments.



PROPERTY LOCATION: 4137 N 580 W Huntington, IN 46750

From SR 9 & US 24 in Huntington, travel West on US 24 1.5 miles to Norwood Rd. Head North .5 miles then keep left on Maple Grove Rd. Travel .5 miles to CR 580 W.



Brick front ranch home on a large shady corner lot, just across the road from Maple Grove Golf Course. Approximately 2,155 sq. ft. of finished living space. Home has 2 baths and 3 bedrooms, a spacious master bedroom with jetted garden tub, shower and walk in closet. Eat in kitchen with custom cabinets and appliances. Dining room, living and family room with masonry fire place. Large all seasons room just off the family room. Laundry room and a large insulated double two car garage for storage, work area, hobbies or entertaining, newer overhead doors and newer roof. Separate storage shed.



OWNER: Helen Goble | **AUCTION MANAGER:** Gary Bailey • 260.417.4838