

PROCEDURE & CONDITIONS: The property will be offered at online only auction. Minimum bid 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. Seller has a right to accept or reject any or all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title 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. & inspections, investigations, inquiries, & conduct of his or her own independent Each potential bidder is responsible for

DISCLAIMER & ABSENCE OF WARRANTY: No survey shall be provided. No warranty or representation, either in legal descriptions and/or aerial photos. 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 from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

OTHER ORAL STATEMENTS MADE. DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY ANNOUNCEMENTS MADE THE

Tuned Online Only! **WHITLEY COUNTY, IN** **AUCTION** *Bidding Closes:* **Saturday, October 16th** **at 2pm**

SCHRADER
Real Estate and Auction Company, Inc.

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

800-451-2709

AUCTION MANAGERS:
Gary Bailey 260-417-4838
Phil Wolfe 260-248-1191

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NMA
NATIONAL MULTITRACT AUCTIONEER ASSOCIATION

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OCTOBER 2021

SUN									
MON									
TUE									
WED									
THU									
FRI									
SAT	1	2	3	4	5	6	7	8	9
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	28	29	30						

Bidding Opens - SchraderAuction.com

Bidding Closes at 2pm

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BEAUTIFUL LAKE FRONT HOME • CROOKED LAKE • WHITLEY COUNTY, IN

Bidding Opens: **Thursday, October 14th**

Bidding Closes: **Saturday, October 16th • 2pm**

800-451-2709

Register to Bid Online at SchraderAuction.com

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Timed Online Only!

AUCTION

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at 2pm

WHITLEY COUNTY, IN

BEAUTIFUL LAKE FRONT HOME
CROOKED LAKE
NORTH OF COLUMBIA CITY
AND SOUTH OF WOLF LAKE

Timed Online Only!
AUCTION



DIRECTIONS: 311 E Morsches Rd. Columbia City, IN 46725. From US 30 and SR 109 in Columbia City turn north on SR 109, 6.5 miles or from Wolf Lake at US 33 and SR 109 turn south 5 miles to Morsches Rd. at Crooked Lake Golf Course turn east, drive past the golf course follow Morsches Rd. .4 mile keep left at sign.

PROPERTY INFORMATION:

Beautiful lakefront home, gorgeous views on Crooked Lake, with approximately 2184 square feet of living space. Open living room and loft views of the lake. 3 bedrooms and 2 and a half baths, this home is a must see! Open living room with fireplace, custom designed eat in kitchen with attractive counters and appliances. Master suite with walk in closet, jetted garden tub and shower. There is plenty of upstairs storage area or could be finished for an extra room. Lakeside open deck and screened in porch with hot tub. Attached two door 3 car garage. There is a 26'x36' detached storage building, with two overhead doors, great for workshop and hobbies, the upper floor can be used for storage or converted to a potential living quarters. Both home and storage building have newer roofs. Don't miss your opportunity to buy this home on beautiful Crooked Lake!

INSPECTION DATES:
Thurs., Sept. 16 • 4:30-6pm
Sat., Sept. 18 • 1:30-3pm
Sun., Sept. 19 • 1:30-3pm
Or call the Auction Manager for private appointments.

Owners:
John and Diane Igney
Auction Managers:
Gary Bailey 260-417-4838,
Phil Wolfe 260-248-1191



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