

5.72±
WOODED ACRES
& SHELL HOME

TIMED ONLINE ONLY • REAL ESTATE AUCTION



Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

950 N Liberty Drive
Columbia City, IN 46725

AUCTIONS MANAGERS:

Gary Bailey • 260.417.4838
AC63001504, AU09200000

Phil Wolfe • 260.248.1191
AC63001504, AU19900139



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NOBLE COUNTY, IN
3588 S 200 E 57, CHURBUSCO, IN

TIMED ONLINE ONLY
REAL ESTATE
AUCTION
5.72±
WOODED ACRES
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BIDDING IS OPEN FROM
MONDAY, OCTOBER 18TH @ 9:00 AM
TO WEDNESDAY, OCTOBER 20TH @ 6:00PM

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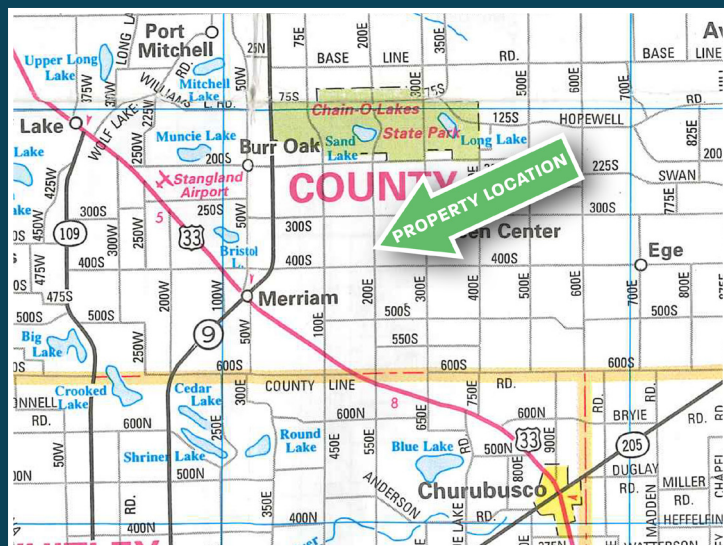


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INSPECTION DATES

MONDAY, SEPT. 20 • 4:30PM - 6PM
SATURDAY, SEPT. 25 • 10AM - NOON

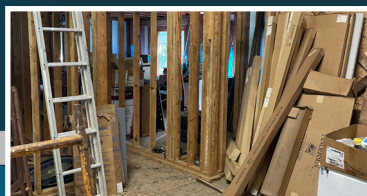
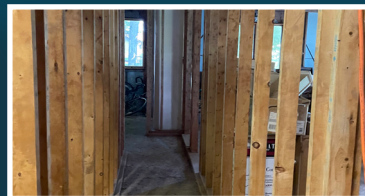
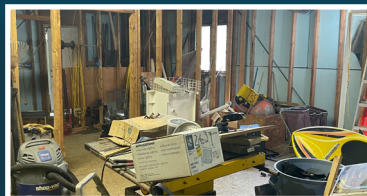
**THE HIGH BID OF \$100,000
OR MORE WILL BE ACCEPTED**



PROPERTY LOCATION: 3588 S 200 E 57, Churubusco, IN 46723

DIRECTIONS: From US 30 and SR 9 in Columbia City travel north 10 miles on SR 9 or from Albion travel south 6.5 miles on SR 9 to CR 400 S turn east 2 miles to CR 200 E turn north .3 mile.

TRACT INFORMATION: 5.72± acres. 2461± square foot, unfinished shell home, framed, roof, two car garage, basement, 3 bedroom 2 bath home with beautiful wooded setting, finish it yourself or an excellent opportunity for contractors and contractors and investors!



SELLER: David & Jacquelin Riddle • **AUCTION MANAGERS:** Gary Bailey (260) 417-4838 & Phil Wolfe (260) 248-1191
FOR MORE INFORMATION VISIT SchraderAuction.com OR CALL 800.451.2709

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 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 bid.

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. & 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.