

TIMED ONLINE ONLY
REAL ESTATE AUCTION
1.414±
ACRES



SCHRADER

Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

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AUCTION MANAGER:

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TIMED ONLINE ONLY
REAL ESTATE
AUCTION

UNIQUE DEVELOPMENT
LAND AUCTION

- 4 Lots Near Cobblestone Golf Course
- Located in a beautiful, well-kept neighborhood
- Great homesite potential
- Lots 34, 35, 36, 37, in Cobblestone Sec. 11



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BIDDING IS OPEN FROM
Thursday, October 28 • 10AM
through Thursday, November 4 • 6PM

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DIRECTIONS TO PROPERTY: From the intersection of SR-6 and SR-3 in Kendallville head south on SR 3 for a mile, then turn right onto W Drake Rd. Continue for 1.8 miles and turn right into Cobblestone Ln towards the Cobblestone Golf Course Club House, then turn right to continue on Cobblestone Lane towards the housing addition. After a ¼ of a mile, turn right onto Laurelwood Ln and then take an immediate left on Shiregreen Ct. The property will be straight ahead.



TRACT 1: The Schulyer Development Lots offer a unique opportunity to acquire land in an already well developed and maintained neighborhood right by the Cobblestone Golf Course. The 4 lots will be offered as one tract in a timed online auction method, giving potential bidders the opportunity to purchase lots with a high number of development possibilities. For those within the neighborhood looking to expand their backyard, the lots also offer a secluded recreational setting. Don't miss this chance to make these lots your own!

INSPECTION DATE

Saturday, Oct. 23 • 10AM - 1PM

FOR MORE INFORMATION VISIT **Schrader.nextlot.com**

SELLER: Mark W. Schuyler & Barbara A. Schuyler
AUCTION MANAGER: Dean Rummel • 260.343.8511

FOR MORE INFORMATION VISIT
SchraderAuction.com OR CALL 800.451.2709

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract. Bidding will be conducted timed online through Schrader.nextlot.com. Minimum bidding increments will be predetermined.

DOWN PAYMENT: 10% down payment due the day after the auction for the individual tract. 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 PRICES: The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. All final bid prices are subject to the Sellers' 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 a warranty Deed.

CLOSING: The targeted closing date will be approximately 30

days after the auction. Cost for an insured closing shall be shared 50:50 between buyer and seller.

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

REAL ESTATE TAXES: Taxes shall be prorated to the day of closing.

ACCESS: It is the responsibility of each potential bidder to do their own due diligence with the planning commission and highway department regarding the access and development of the subject property.

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 have been scheduled and will be staffed with auction personnel. Each potential bidder is also responsible to contact the Kendallville Planning Director and Noble County Highway Department to discuss anything in regard to potential development options. 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 tract acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description. 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.

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.**