

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered as a total 7.93± acre unit.

**DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONTINGENTIAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is 30 days after closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**PROPERTY INSPECTION:** Each potential bidder is responsible for conducting, at their own risk, their own independent inspection contained in this brochure and all related materials are provided 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 discretion 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.

**PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are provided 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 discretion 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.

**AGENCY:** Schradar Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

## SCHRADER Real Estate and Auction Company, Inc.

CORPORATE HEADQUARTERS:

950 N. Liberty Dr.,  
Columbia City, IN 46725

**AUCTION MANAGER:**

Arden Schradar 260-229-2442

AC63001504, AU01050022



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SchradarAuction.com

NOVEMBER 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	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				
Bidding Opens - SchradarAuction.com						
Bidding Closes at 6:00 pm						

## Real Estate AUCTION Timed Online Only! 7.9± acres



Bidding Starts: Friday, November 12<sup>th</sup> at 12 pm  
Bidding Ends: Tuesday, November 16<sup>th</sup> at 6 pm

Register to Bid Online at SchradarAuction.com or Call 800-451-2709

3 BEDROOM HOME • POND

7.9± acres

Real Estate AUCTION Timed Online Only! WHITLEY COUNTY, IN



Real Estate

# AUCTION

WHITLEY COUNTY, IN

*Timed Online Only!*

**7.9±**  
*acres*

3 BEDROOM HOME • POND

**PROPERTY LOCATION: 1105 E 100 S, Columbia City, IN 46725**

From the intersection of US 30 & CR 100S (Approx. 1 mile east of SR 205 on US 30), take CR 100S due west to the property.

*Bidding Starts:*  
**Friday,**

**November 12<sup>th</sup> at 12 pm**

*Bidding Ends:*  
**Tuesday,**

**November 16<sup>th</sup> at 6 pm**

**INSPECTION DATES:**

Wednesday, October 27<sup>th</sup> • 4-6 pm  
Saturday, October 30<sup>th</sup> • 9-11 am

Or by appointment

7.9±  
acres

Nestled within the city limits of Columbia City, you will find this hidden gem. This 3 bedroom home is surrounded by mature trees and overlooking a 4± acre pond. Endless possibilities to make this paradise your own. Historic "Mail Pouch" advertising on the barn adds to the individuality of this property! Join us on inspection days to visualize the possibilities and **BID YOUR PRICE!!!**

***Any questions on bidding, please contact the auction manager.***

**OWNER: MRS. CHESTER (JOAN) SIMON**

**AUCTION MANAGER: ARDEN SCHRADER, 260-229-2442**

Register to Bid Online at **SchraderAuction.com • 800-451-2709**

