

10.5±

Offered in 1 Tract
in DeKalb County, IN



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12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

JUNE

AUCTION MANAGER: Dean Rummel • 260.343.8511 #AU08801377
Schrader Real Estate and Auction Company, Inc. #AG3001504



Tuesday,
June 14 • 6pm

10.5±

Offered in 1 Tract
in DeKalb County, IN



Tuesday,
June 14 • 6pm

Excellent Auburn Home Auction

Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com



Excellent Auburn Home Auction

- 3 Bed/2.5 Bath w/ an Additional Suite Room
- 1,568 sq. ft. of Finished Living Space
- Indoor Pool
- Beautiful Views
- 3± Acre Pond
- Attached Heated Shop & Garage
- Contains 2 Historical Bridges
- Frontage Along Cedar Creek

Tuesday,
June 14 • 6pm

Rare Offering of this Size Inside Auburn City Limits!

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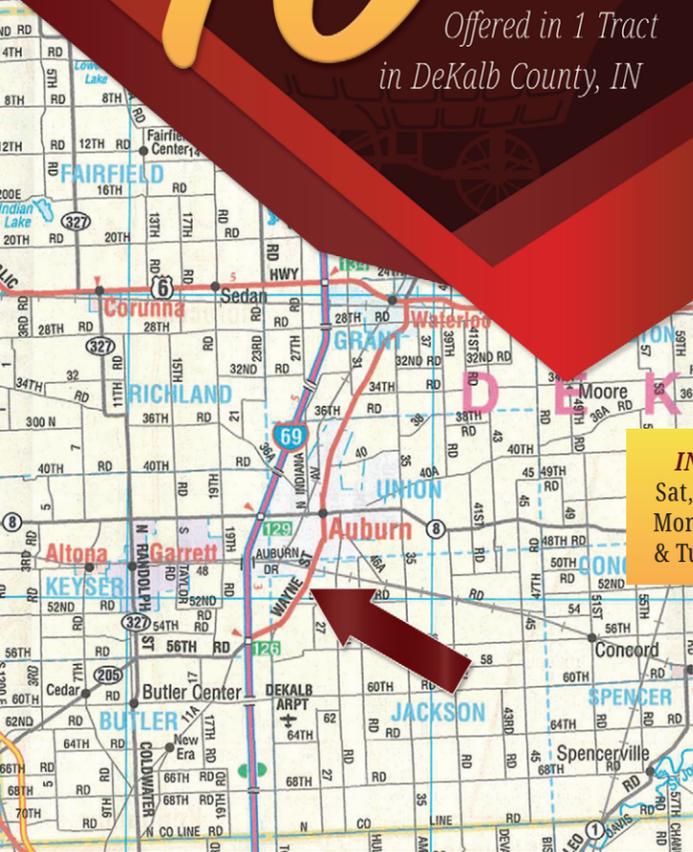


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INSPECTION DATES:
Sat, May 14 from 12-2pm,
Mon, May 23 from 4-6pm,
& Tue, June 7 from 4-6pm

Excellent Auburn Home Auction



PROPERTY LOCATION (AUCTION HELD ONSITE):

2222 Wayne St, Auburn, IN 46706 • From the intersection of SR 8 & South Jackson Street near the Auburn Court House, head south on S Jackson St for half a mile. Then angle west onto Wayne Street for half a mile. The property will be on your left.



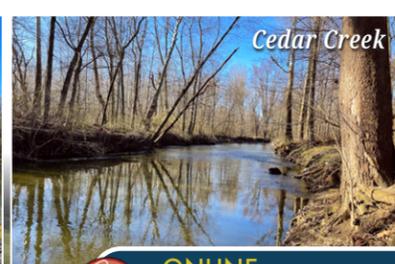
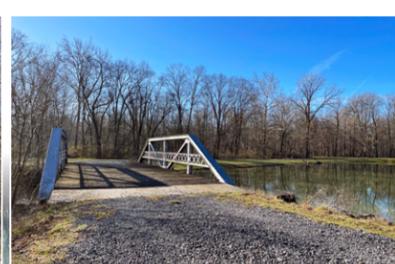
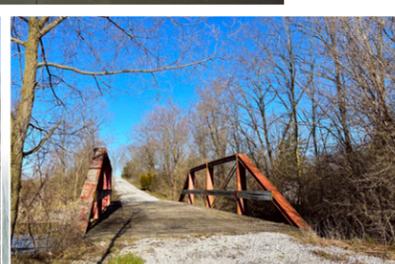
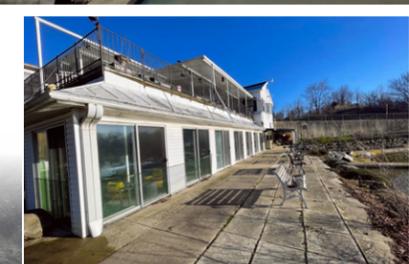
Back Porch View



Home buyers & event holders look in here! An extremely unique offering will be available on June 14th located just south of downtown Auburn. This homestead contains a 1,568 sq. ft. manufactured home that sits on a large, heated shop & contains an 800 sq. ft. pool that is indoors. The home also has an attached garage with 3 overhead garage doors. As you move to the outside of the property, you will find gorgeous views from the back porch overlooking a 3± acre pond. The homestead contains a trail around the edge of the property for good access throughout. As you travel the trailways, you will find two historical bridges purchased by the Dickman family & installed over the years. Weddings have been held on the bridges & trails since the time the family has owned it. The property has frontage along Cedar Creek, & borders a nature preserve to the south, allowing for an abundance of wildlife & recreational opportunities. Don't miss out on this rare chance to own an extremely unique property located within Auburn city limits!

TRACT 1 - 10.5 ACRES that contain improved trails, frontage along Cedar Creek, a 3± acre pond, & a 1,568 sq. ft. manufactured home with an indoor pool, shop, a whole house generator & attached garage. The property has city electricity, water, & sewer. The property has been the sight of weddings as the family had two historical bridges installed as part of the scenic drive which encircles the property. The property serves great potential as a primary residence, bed & breakfast, or hotel style living quarters. The indoor pool has been well maintained & used in recent months. The pool room contains two additional changing rooms that include a toilet, sink & shower. The pool also has an automatic cover. The pond coupled with trails & Cedar Creek create for an exceptional recreation property.

SELLER: Susan Reger, Trustee of The 1994 Revocable Trust of Elsie C. Dickman
AUCTION MANAGER: Dean Rummel • 260.343.8511



**ONLINE
BIDDING
AVAILABLE**

You may bid online during the auction at www.schraderauction.com. You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.



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SCHRADER
Real Estate and Auction Company, Inc.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract as a total 10.5± 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 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 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.

INSPECTIONS & APPROVALS: There is no current approval from the DeKalb County Planning that any of the parcels can be further built upon & if a purchaser wants to build on one of the parcels it is their obligation to obtain such information & approval from DeKalb County/Auburn city. All inspections are the obligations of the potential buyer.
CLOSING: The targeted closing date will be 30 days after the auction.
POSSESSION: Possession is at closing.
REAL ESTATE TAXES: The Real Estate Taxes shall be prorated to the date of closing. Buyer to assume all taxes thereafter.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates has been scheduled & will be

staffed w/ auction personnel. Further, Seller disclaims any & 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.
SURVEY: Any need for a new survey shall be determined solely by the Seller.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning

the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries & 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 & increments of bidding are at the direction & discretion of the Auctioneer. 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.**