

# 1.84<sup>±</sup> ACRES

## TIMED ONLINE ONLY REAL ESTATE AUCTION

Thorncreek Twp.  
Whitley County, IN

**BIDDING OPENS:** Friday, June 10<sup>th</sup> @ 10AM EST  
**BIDDING CLOSES:** Monday, June 13<sup>th</sup> @ 6PM EST



JUNE 2022						
SUN	MON	TUE	WED	THU	FRI	SAT
5	6	7	1	2	3	4
12	13	14	8	9	10	11
19	20	21	15	16	17	18
26	27	28	22	23	24	25



### AUCTION MANAGERS:

**Gary Bailey, 260.417.4838**  
**Phil Wolfe, 260.248.1191**

#AC63001504, #AC09200000, #AC19900139

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# SCHRADER

Real Estate and Auction Company, Inc.

### CORPORATE HEADQUARTERS:

950 N Liberty Drive, Columbia City, IN 46725  
**800.451.2709 • SchraderAuction.com**

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Whitley County, IN



Country Home on

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*Country Home on 1.84± acres  
Northwest of Columbia City,  
IN 46725*

**PROPERTY LOCATION:** 2149 W  
650 N, Columbia City, IN, 46725.

**DIRECTIONS:** From US 30 and SR 109 in Columbia City, turn north on SR 109, travel 5.5 miles to CR 600 N, then turn west, go 2.5 miles to CR 250 W, then turn north, go .5 mile to CR 650 N, then turn east .25 mile. Property on right.



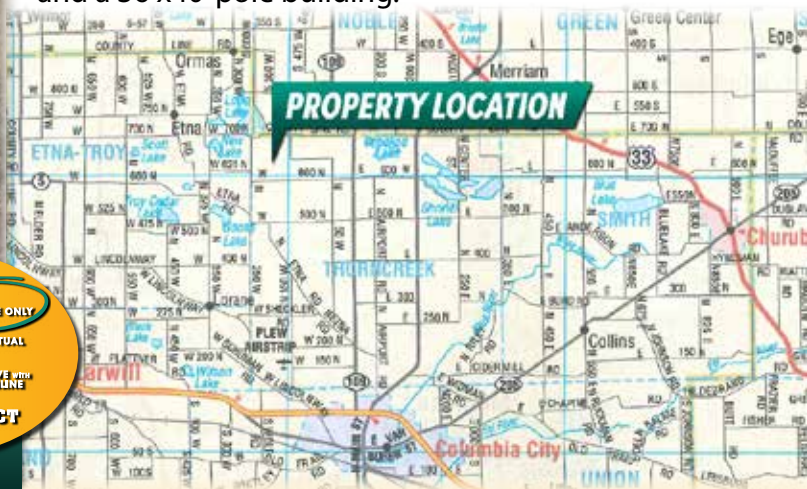
### INSPECTION DATES:

**Sunday, May 15<sup>th</sup> • 1PM to 3PM**

**Tuesday, May 17<sup>th</sup> • 4PM to 6PM**

or Call the Auction Manager for private appointments

**PROPERTY DESCRIPTION:** 1 ½ Story Country home, on 1.84± acres, 2155± square feet of living space: living room, 4 bedrooms, 1 bath, eat in kitchen with appliances, large mud room, and laundry. The home has a newer furnace, water softener, water heater, a new roof in 2019, replacement windows, and a large wood deck. Detached two car garage with plenty of work space and a 36'x40' pole building.



**OWNER:** Thomas and Viola Macy Trust  
**AUCTION MANAGERS:** Gary Bailey; 260.417.4838  
& Phil Wolfe; 260.248.1191

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### 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, if needed, & are capable of arranging 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 Trustees 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 2022 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.**