

TERMS & CONDITIONS

PROCEDURE: Online Only.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BID PRICE: The successful bidder will be required to enter into a purchase agreement immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

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

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rate taxes to date of closing.

SURVEY: There shall be no new survey.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**

ONLINE REAL ESTATE AUCTION

South Whitley • Whitley County, IN

AUCTION MANAGERS:

Gary Bailey • 260.417.4838

#AU09200000

& Phil Wolfe • 260.248.1191

#AU19900139

Schrader Real Estate and Auction Company, Inc.

#AC63001504

3% Buyer's Premium



800.451.2709

SchraderAuction.com

BID DEADLINE: Wednesday, December 20 • 6pm
BIDDING STARTS: Thursday, December 14 • 10am

Corporate Headquarters: 950 N Liberty Dr, Columbia City, IN 46725



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BID DEADLINE: Wednesday, December 20 • 6pm
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ONLINE REAL ESTATE AUCTION

- Commercial Office Building
- Potential Residence
- Excellent Location on SR 5 in South Whitley, IN
- Whitley County, IN

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PREVIEW: Mon, Nov. 20 • 2-4pm & Mon, Nov. 27 • 4:30-6pm or Call Managers for Private Inspection



LOCATION OF PROPERTY: 307 N State St, South Whitley, IN



Investment, business opportunity or convert this to a home! 1,128± sq. ft. all Brick & block building with frontage on State St. This is a well-maintained one-story office building w/ two offices, roomy waiting area, counter, large reception & work area. Full dry basement w/ plenty of storage area & extra office space. With basement & the main floor there is a total of 2,256± sq. ft. There is a drive up window or carport, the property has central air, upgraded furnace & water heater and abundant paved parking. A great location in town.



SELLER: Whitley Tax / D. G. Norris

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