

- Columbia City • Whitley County, IN
- Lake Front Home • Loon Lake

MAY	Su	M	Tu	W	Th	F	Sa
				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	31	



#### SALE MANAGERS:

Gary Bailey • 260.417.4138

#AU09200000

& Phil Wolfe • 260.248.1191

#AU19900139

Schrader Real Estate &  
Auction Company, Inc.

#AC63001504

Get Our iOS App:



Follow Us On:



**800.451.2709** 3% Buyer's Premium

**www.SchraderAuction.com**



#### Corporate Headquarters:

950 N Liberty Dr, PO Box 508

Columbia City, IN 46725



**BIDDING OPENS:**  
Sunday, May 12 • 12pm

**ONLINE ONLY  
REAL ESTATE  
AUCTION**

**BIDDING CLOSES:**  
Thursday, May 16 • 6pm

- Columbia City
- Whitley County, IN
- Lake Front Home
- Loon Lake
- Boat, Fish & Ski
- Summer Fun or Permanent Home
- 3 Bedrooms 2 Baths
- Pier & 64'± of Lake Frontage

**800.451.2709** 3% Buyer's Premium

**www.SchraderAuction.com**





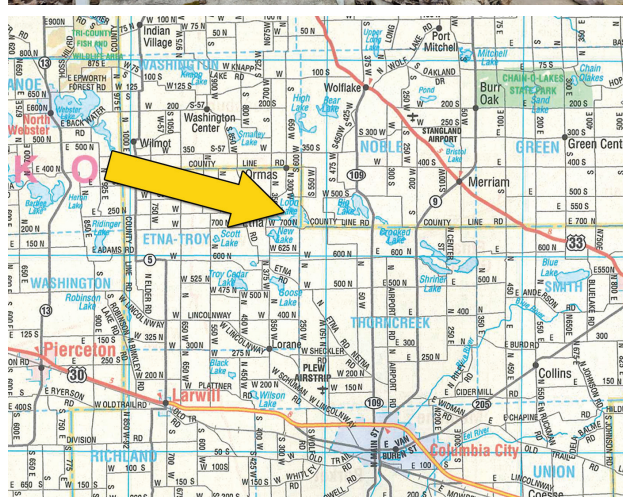
**BIDDING OPENS:**  
Sunday, May 12 • 12pm

# ONLINE ONLY REAL ESTATE AUCTION

**BIDDING CLOSSES:**  
Thursday, May 16 • 6pm

- Columbia City
- Whitley County, IN
- Lake Front Home
- Loon Lake
- Boat, Fish & Ski
- Summer Fun or Permanent Home
- 3 Bedrooms 2 Baths
- Pier & 64'± of Lake Frontage

Eat in-Kitchen, 3 bedrooms, 2 baths, living room, 1299± square feet of living space, 3 seasons room, deck, 20'x28', detached garage w/ loft for storage, well & city sewer. Includes pier & beautiful lake views! Great summer getaway or retirement property. Fish, Swim or water sports.



**PROPERTY LOCATION:** 7518 Brown Rd, Columbia City, IN • From the intersection of SR 109 & CR 700 N (North of Columbia City), travel west on CR 700 N 2.8 miles to North Brown Rd. Turn north onto Brown Rd & travel ½ mile property on right.

## INSPECTION DATES:

Sat, April 13 & Sun,  
April 14 • 4-5:30pm  
or call the Auction  
Managers for private  
inspections

## OWNER:

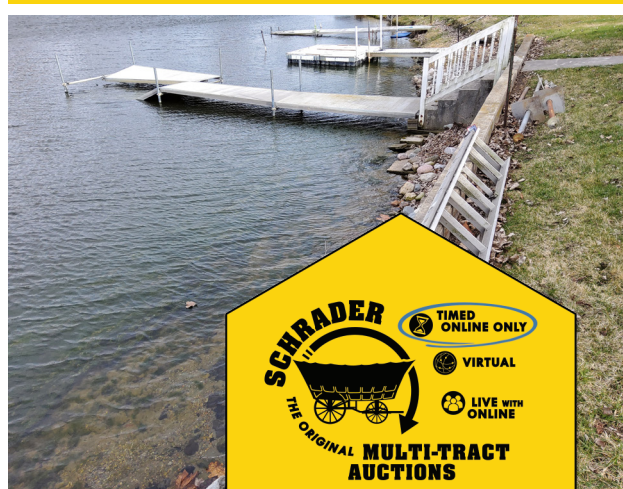
Kathy Sheets

## SALE MANAGERS:

Gary Bailey • 260.417.4138  
& Phil Wolfe • 260.248.1191

**SCHRADER**  
Real Estate and Auction Company, Inc.

**800.451.2709** 3% Buyer's Premium  
**www.SchraderAuction.com**



## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** Register online at [SchraderAuction.com](http://SchraderAuction.com)

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction w/ balance in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.

**BUYERS PREMIUM:** A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

**APPROVAL OF BID PRICES:** The Seller has a right to accept or reject any bid. The successful bidder will be required to enter into purchase agreement immediately following the close of the auction.

**DEED:** Seller will provide a Warranty deed.

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

**CLOSING:** Closing shall take place within 30 days of proof of marketable title. Sellers shall

not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** shall be pro-rated to the day of Closing

**DITCH ASSESSMENTS:** The Buyers shall pay any ditch assessments due after closing if any.

**SURVEY:** there will be no new survey

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

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials is subject to the Terms & 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, & 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 & well, or condition of septic & 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, & 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 & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**