



CORPORATE HEADQUARTERS
 950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 or 800-451-2709

AUCTION MANAGER: Ritter Cox
 260-609-3306 | 800-451-2709

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AUGUST 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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AUCTION

COLUMBIA CITY, IN • WHITLEY CO.

2± ACRES WITH COUNTRY HOME & OUTBUILDING

SchraderAuction.com 800.451.2709



AUCTION

COLUMBIA CITY, IN • WHITLEY CO.

2± ACRES WITH
 COUNTRY HOME
 & OUTBUILDING



- MINUTES FROM FORT WAYNE
- 2± ACRE COUNTRY LOT WITH TREES
- 3 BEDROOM COUNTRY HOME
- 26' X 32' WICKES POLE BUILDING



6735 E. ST. RD. 14, COLUMBIA CITY, IN 46725

WEDNESDAY, AUGUST 22 • 6:30PM

AUCTION

COLUMBIA CITY, IN • WHITLEY CO.

2± ACRES WITH COUNTRY HOME & OUTBUILDING

INSPECTION DATES:

Thursday, August 2nd • 5:30-7PM
Sunday, August 12th • 1-3PM

WEDNESDAY, AUGUST 22 • 6:30PM

AUCTION & PROPERTY LOCATION: South of Columbia City, IN at intersection of St. Rd. 9 & St. Rd. 14, travel east approximately 5 ½ miles to property OR from (Exit 105) I-69 & St. Rd. 14 in Fort Wayne, IN, travel west 7 ½ miles to property (1 ½ miles west of Allen/Whitley County Line.

ADDRESS: 6735 E. St. Rd. 14, Columbia City, IN 46725

PROPERTY DESCRIPTION:

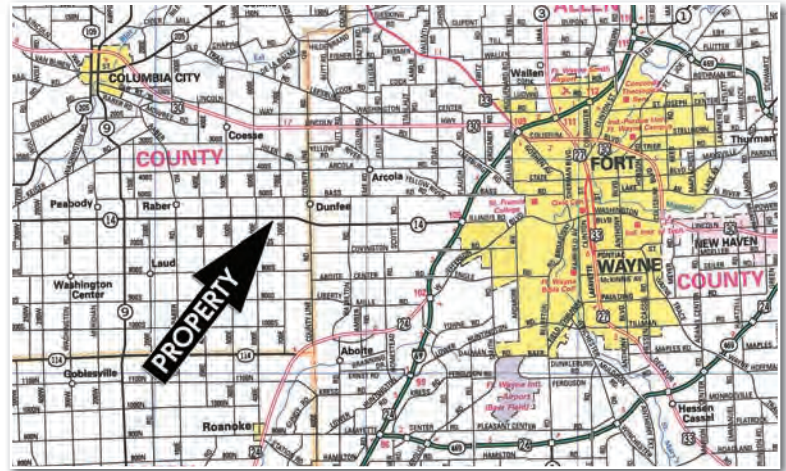
2.0± acre country lot with trees and 1 story, 1050 sq. ft. home. Home includes 3 bedrooms, living room, 1 ½ baths, hardwood floors, 2 car attached garage. Property also includes 26'x32' Wickes pole building with concrete floor and utility shed. Great opportunity to purchase a country home or invest in property with great location.

Selling immediately following the real estate:

Crosley Washer and Maytag Dryer

OWNER: Estate of Edyth Richardson

SALE MANAGER: Ritter Cox 260.609.3306



SCHRADER
Real Estate and Auction Company, Inc.

www.schraderauction.com

800-451-2709



REAL ESTATE AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered at oral auction.

DOWN PAYMENT: \$2500 down payment on the day of auction with 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, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller reserves the right to reject any and 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 Personal Representatives Deed

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: The property shall not be surveyed by the Seller. The current legal descriptions shall be used to

convey title.

AGENCY: Schrader Real Estate & Auction Co. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information 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 and increments of bidding are at the 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.