

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as an individual tract.

DOWN PAYMENT: 10% of the Contract Purchase Price as down payment on the day of auction with the balance in cash at closing. **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 PRICES: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a deed sufficient to convey insurance title to the real estate.

EVIDENCE OF TITLE: The Owner agrees to furnish at Owner's expense a Title Insurance Policy. A preliminary commitment will be available for review prior to the auction.

CLOSING: The closing shall take place 30 days after the auction day, or as soon thereafter as applicable closing documents are completed by Seller.

POSSESSION: Possession is at closing.

MINERAL RIGHTS: All mineral rights owned by the Seller, if any, shall be conveyed.

REAL ESTATE TAXES: Prorated to the day of closing.

ACREAGE AND TRACTS: All acreages are approximate and have been estimated based on current legal descriptions and/or aerial photos. Any corrections, additions, or deletions will be made known prior to the auction.

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

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. There shall be no subagency.

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 an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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 conducting his or her own independent inspections, investigations, inquiries, 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. Conduct of the auction and increments of bidding are at the direction and 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.

#AC63001504 #AU08600254

AUGUST 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			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	



Follow Us:

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

RC-502

SCHRADER
Real Estate and Auction Company, Inc.

Noble County, IN

Absolute Real Estate Auction

800-451-2709 • www.SchraderAuction.com

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2.17 Acre Lot on Loon Lake

340 Feet Natural Lake Frontage

Real Estate Auction

Thursday, August 30 • 6pm

Noble County, IN



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Carey Elizabeth A. Thompson • Auction Mgr. Ritter Cox



Walks over inspections welcomed.

the chance to purchase at your price!

Auctioneer's Note: This property has been in the family for many years. Don't miss

Unique Opportunity to Build Your Dream Home or Homes or Invest in Lake Property for the Future!

S 600 W-57, Columbia City, IN 46725
Noble County

Property and Auction Location: From intersection of US 30 & St. Rd. 109, Columbia City, IN, travel north approximately 7 miles to (County Line Road), then travel west approximately 2 miles to Noble County 600 W, then north 1/4 mile to property (east side of Loon Lake).



340 Feet Natural Lake Frontage

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