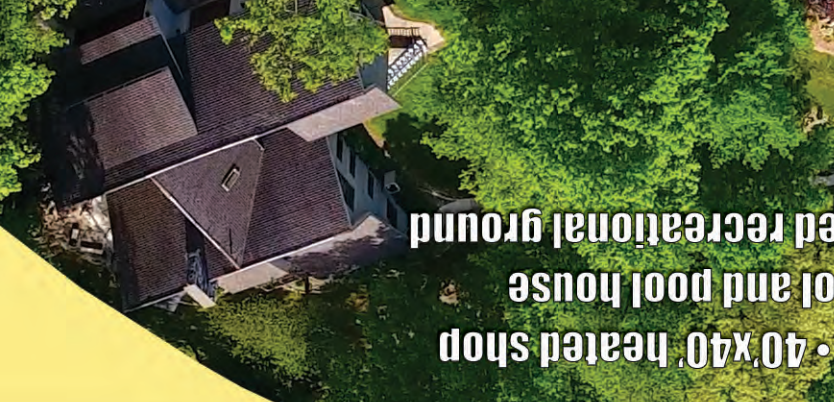


ONLINE BIDDING AVAILABLE

Wednesday, June 28<sup>th</sup> • 6pm

**real estate Auction**

Huntington County, IN



- 4225 sq ft. Home • 40'x40' heated shop
- In-ground pool and pool house
- 15± acres of wooded recreational ground

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Auction held at Historic Forks of the Wabash, 3011 W. Park Dr, Huntington, IN

Wooded Estate

**18.57± Acres**



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Property Location:

2970 W. Park Dr, Huntington, IN

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Jan Ehle, 260-704-5564  
Max Woebeking, 260-494-7224  
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**real estate Auction**

Huntington County, IN

**18.57± Acres**

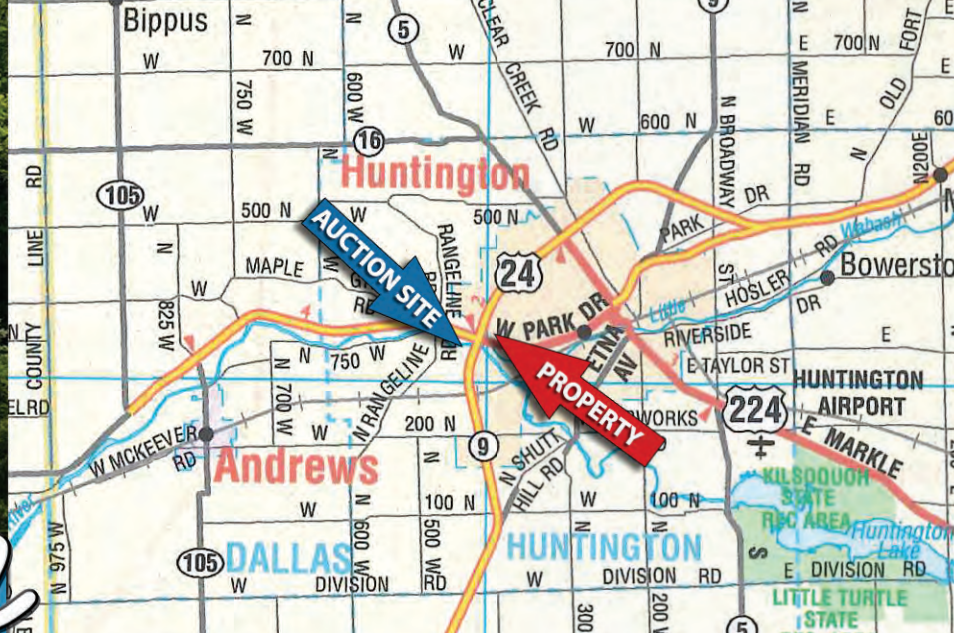
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Huntington County, Indiana



**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as a total 18.57± unit.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. The down payment may be made in the form of 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**BROKER PARTICIPATION:** Any broker actively licensed in the State of Indiana who properly registers the successful high bidder can earn a Buyer Broker Fee at settlement by the Seller. Broker must follow Schrader Guidelines and register on a Schrader Real Estate & Auction Co., Inc. Buyer Broker form available at www.schraderauction.com or by calling 1-800-451-2709.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Trustee's Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the date of closing.

**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 have 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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

**AGENCY:** Schrader Real Estate & Auction Company, Inc. 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 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.**

Wooded Estate  
**18.57±**  
Acres

real estate  
**Auction**

Wednesday  
June 28<sup>th</sup> • 6pm

- 4225 sq. ft. home • 40'x40' heated shop
- In-ground pool and pool house • 15± acres of wooded recreational ground

**PROPERTY LOCATION:** 2970 W. Park Dr., Huntington, IN. From the intersection of SR 9 and US 24 West, take West Park Dr. .2 mile to the property.

**AUCTION LOCATION:** Historic Forks of the Wabash, 3011 W. Park Dr., Huntington, IN. Just west of the intersection of US 24 and SR 9 South on US 24.

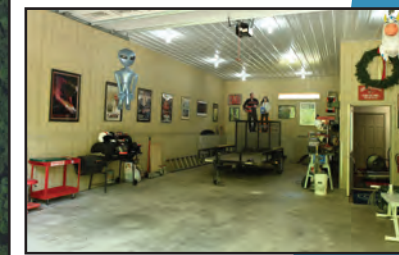
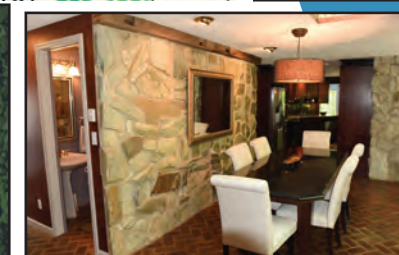
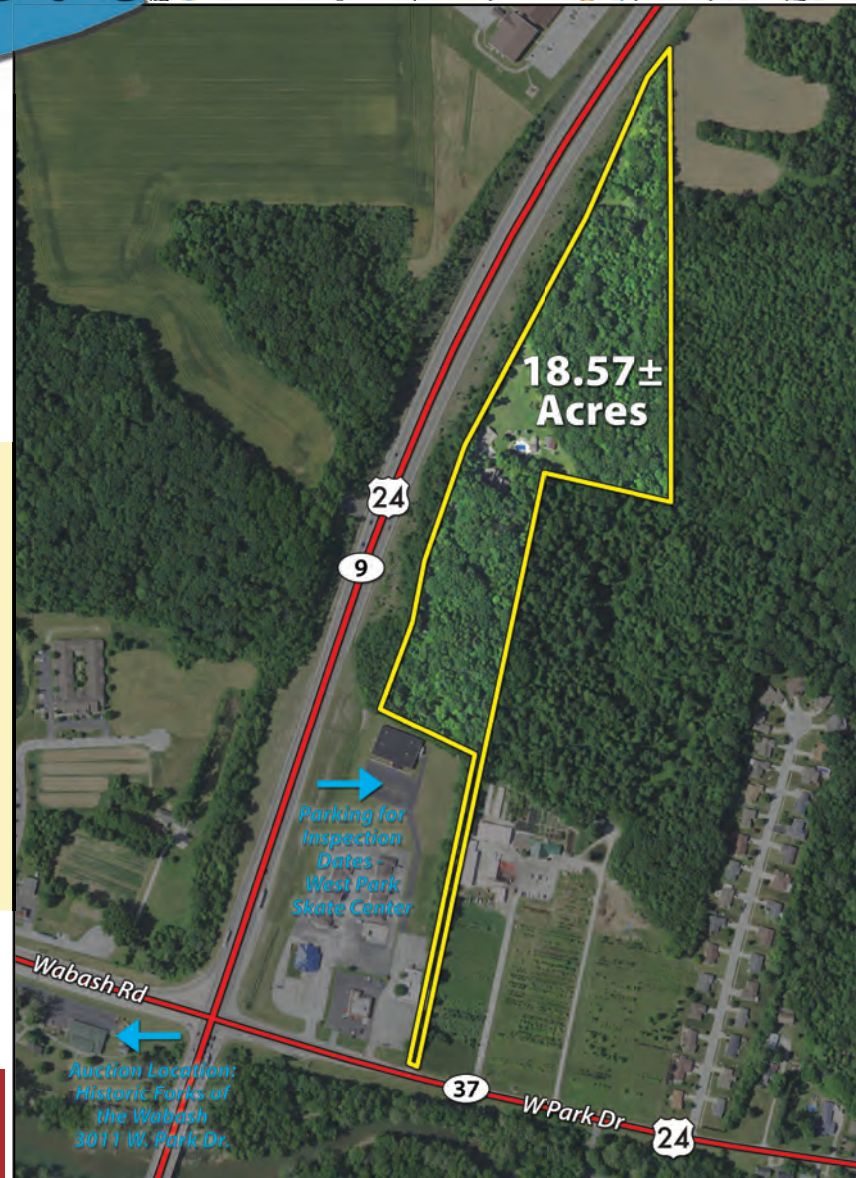
A long winding asphalt driveway leads you to this private estate. The 4225 sq. ft., 4 bedroom, 3 1/2 bath home welcomes you. A custom contemporary kitchen with abundant maple cupboards is ideal for preparing for your relaxing gatherings. Granite countertops and backsplash with under the cabinet lighting and pantry with pull out drawers make this a kitchen anyone will love. A breakfast bar, casual sunroom dining area and an attached granite wet bar with seating for 9 creates a great area to mingle. 4 car attached garage with insulated doors and openers. Also on the property is a 2007 heated garage with workout room and sink area. Awesome building! The 16'x32' in-ground pool with furnished pool house will be the most popular spot for summer. Wide open spaces great for soccer, softball and the garden you've always wanted.

**This is a one of a kind estate, in a great location, close to all the amenities. Easy access to Marion, Wabash and Fort Wayne. Don't Miss This Opportunity!**

**OWNERS:** Shelly A. Schenkel Revocable Trust

**AUCTION MANAGERS:** Arden Schrader, 260-229-2442 • Jan Ehle, 260-704-5564

• Max Woebeking, 260-494-7224



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**Open House Inspection Dates and Instructions:**  
Wednesday, May 31 4-6 pm • Tuesday, June 6 4-6 pm  
Thursday, June 8 4-6 pm OR by appointment.

Please park at the West Park Skate Center (adjacent to the property) and a shuttle will take you to the property. Thanks in advance for your cooperation.  
West Park Skate Center, 2986 W. Park Drive



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

