

TERMS & CONDITIONS

PROCEDURE: Bid on either tract, or on the entire property. There will be open bidding on both tracts & the entire property during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: A 2% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 5% 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, & ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Seller will provide a Trustee's deed.

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

CLOSING: Closing shall take place by approximately February 12, 2023. 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 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, its 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.**

Home Auction



Auction Manager:

Gary Bailey • 260.417.4838 #AU09200000

Schrader Real Estate & Auction Company, Inc #AC63001504

Follow Us On:



Get Our iOS App



ONLINE BIDDING AVAILABLE

Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • www.SchraderAuction.com

2% Buyer's Premium

An Incredible Auction Opportunity!

Sparta Township - Noble County
Cromwell, Indiana - Southwest of Ligonier

Thursday, January 12 • 6pm

JANUARY	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				



9±
acres
Offered in 2 Tracts

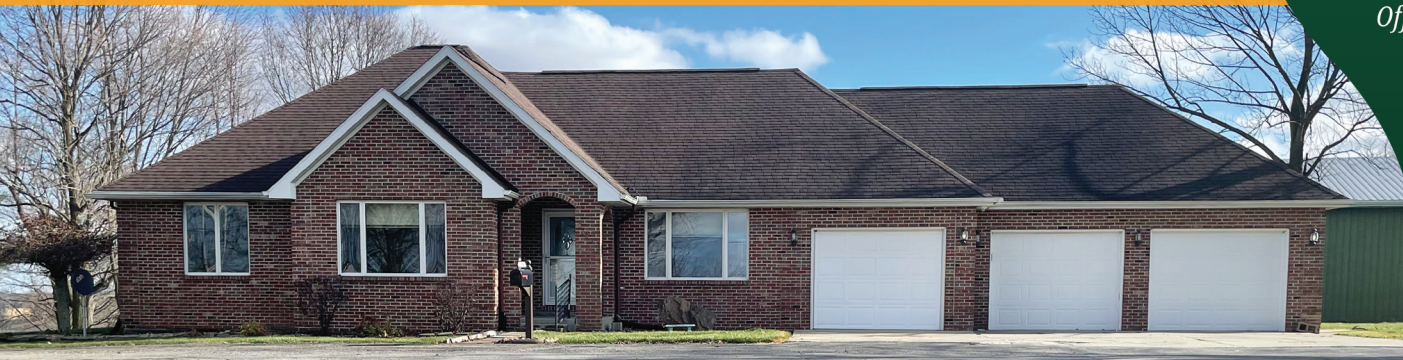
Home Auction

An Incredible Auction Opportunity!

Sparta Township - Noble County
Cromwell, Indiana - Southwest of Ligonier

• Ranch Style, All Brick Country Home • 3 Car Attached Garage • 40x48 Pole Building

9±
acres
Offered in 2 Tracts



2% Buyer's Premium

ONLINE BIDDING AVAILABLE

Thursday, January 12 • 6pm

800.451.2709 • www.SchraderAuction.com



Home Auction

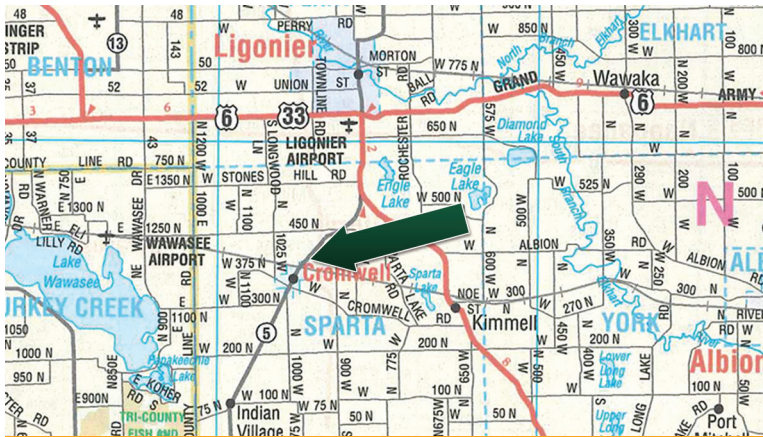
An Incredible Auction Opportunity!

Sparta Township - Noble County
Cromwell, Indiana - Southwest of Ligonier

9± acres

Offered in 2 Tracts

• Ranch Style, All Brick Country Home • 3 Car Attached Garage • 40x48 Pole Building



Property/Auction Location (Auction Held Onsite at the Home on Tract 1): 3880 N SR 5, Cromwell, IN • On SR 5 N on the northeast edge of Cromwell, or from the intersection of SR 5 & US 33, turn South on SR 5, 1.75 miles to property.



TRACT 1 - 2.24± ACRES: All brick, custom-built, ranch style home with 4,190± sq. ft. of living space. Includes a full basement & is set back off the road on SR 5. 4 Bedrooms & 3 baths, living room with freestanding fireplace, kitchen with plenty of counter & cabinet space, in kitchen dining area & formal dining room. The master bedroom includes a spacious master bath with double sinks, garden tub, shower & walk in closet. Laundry/mud room, just off the garage. A roomy composite deck is located off the kitchen. 966± sq. ft. attached garage with 3 overhead doors. The basement, with entrance from the garage, has lots of room for recreation & entertainment, wet bar, bath & bedroom with fire egress. City sewer, water & natural gas. A 40'x48' metal pole building, for shop, hobbies or storage is located at the rear of the property, with access from Parkway Place.

TRACT 2 - 6.73± ACRES: Frontage on SR 5 & access from the rear on Parkway Place, excellent potential building site. Investment, or include this tract with Tract #1 for more acreage.



Bid on your Choice of Tracts or on The Entire Property!



Inspection Dates:

Sun, Dec. 11 & 18 from 1:30-3pm



**ONLINE
BIDDING
AVAILABLE**

You may bid online during the auction at 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.

Owners: George H. & Colleen J. Kraeger Revocable Trust, STAR Wealth Management Trustee

Auction Manager: Gary Bailey • 260.417.4838

Thursday, January 12 • 6pm

800.451.2709 • www.SchraderAuction.com

2% Buyer's Premium
SCHRADER
Real Estate and Auction Company, Inc.