

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 1 individual tract. There will be open bidding on the tract as determined by the Auctioneer.

**BUYER'S PREMIUM:** A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tract. 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.

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

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** 2023 Real estate taxes due in 2024 will be prorated at the time of closing.

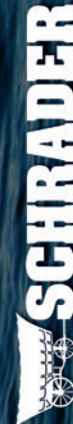
**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims 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.

**AGENCY:** Schrader Real Estate and 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.



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3% Buyer's Premium

800.451.2709  
**SchraderAuction.com**

held on-site

**TREMENDOUS LAKE WAWASEE HOME**  
**AUCTION**

Syracuse, IN  
Kosciusko County

6785 E Eli Lilly Rd, Syracuse, IN



NOVEMBER						
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		

Syracuse, IN  
Kosciusko County  
**TREMENDOUS LAKE WAWASEE HOME**  
**AUCTION**

6785 E Eli Lilly Rd, Syracuse, IN



• 2 Miles to St Rd 13  
and Downtown Syracuse

• **Located on the North Shore of Lake Wawasee**

• 50' of Level Lake Frontage

• Large Lot with a Mature Wooded Setting

• 2,640 sq. ft., 3 Bedroom, 2-1/2 Bath Home

• 1,248 sq. ft. Detached Garage

• Endless Lake Opportunities!

3% Buyer's Premium



**Tuesday, November 14 • 6pm**  
held on-site 6785 E Eli Lilly Rd, Syracuse, IN



Syracuse, IN  
Kosciusko County

# TREMENDOUS LAKE WAWASEE HOME AUCTION

6785 E Eli Lilly Rd, Syracuse, IN

**Tuesday, November 14 • 6pm**  
held on-site

**PROPERTY DESCRIPTION:** Here is your opportunity to purchase a unique spot on Indiana's largest natural lake! This 2,640 sq.ft., 3 bedroom, 2-1/2 bath home, is nestled on a 0.3891 acre lot on the North shore of Lake Wawasee. The large southward facing windows, provide great views of the lake with the serenity of mature hardwood trees. There is 50' of lake frontage, as well as level access from the screened in porch to the pier. The coveted sandy beaches of the north shore provide for a great summer lake experience! The home is accessed from Eli Lilly Rd, where an asphalt driveway leads to a 1,248 sq. ft. detached garage for all of your lake storage needs! **Imagine the opportunity to transform this home into your own summer retreat!**

OWNER: Larry Mock Trust

3% Buyer's Premium

**OPEN HOUSE DATES:**  
Thurs, October 19 • 3-5pm  
Sun, November 5 • 1-3pm  
Sat, November 11 • 9-11am  
Call the auction company today to schedule your private showing or join us for the open houses!



**LAKE WAWASEE**



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

**AUCTION MANAGERS:**  
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