

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual tract, as a total .25-acre unit. There will be open bidding during the auction as determined by the Auctioneer.

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, & are capable of paying cash at closing.

ABSOLUTE AUCTION: the property will sell to the highest bidder absolute regardless of price. The successful bidder will be required to enter into purchase agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing, which will take place on or before 30 days after auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated up to the day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & 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, & proposed boundaries are approximate & have been estimated based on current legal descriptions and/or aerial photos.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained

in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 & increments of bidding are at the direction & discretion of the Auctioneer. The Seller & 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.**

4352 S Oak St, Albion, IN 46701 (Merriam)
Noble County, IN

- .25± Acres, 1 Tract • 1,287± Sq. Ft. Plus 2 Small Barns
- 3 Bedroom & 1 Bath • Handyman Special

Corporate Headquarters:
950 N Liberty Dr, PO Box 508
Columbia City, IN 46725



ABSOLUTE HOME AUCTION

Monday, July 22 • 6pm

Auction Held Onsite

AUCTION MANAGER:

Kevin Jordan • 800.451.2709 #AU10600023
Schrader Real Estate and Auction
Company, Inc. #AC63001504

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Noble County, IN

- 7± Mi. South of Albion • 7± Mi. Northwest of Churubusco • 9± Mi. North of Columbia City

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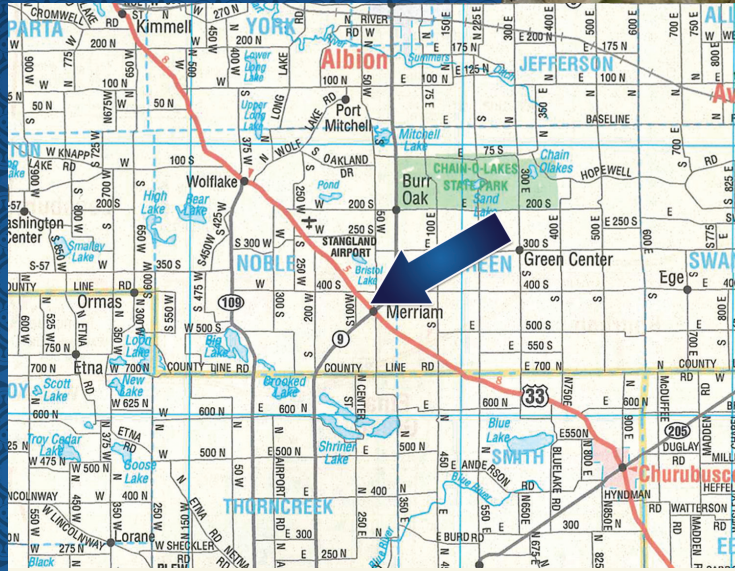
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OPEN HOUSE/INSPECTION DATES:

Tuesday, July 2nd • 4-6pm
Wednesday, July 17 • 2-4pm



PROPERTY LOCATION (AUCTION HELD ONSITE):

4352 S Oak St, Albion, IN, 46701 (Merriam) • From the intersection of US-33 and SR-9 in Merriam, travel northwest on US-33 and take a quick right turn (north) on CR 50 W. Then a turn left (west) on Oak St. Home is on the left.



PROPERTY DESCRIPTION

This home in Merriam would make a great starter home or possible rental with some work by the new owner. Lot size is approximately 0.25 acre and includes two small barns for storage. Home has 3 bedrooms (2 up-stairs) and a main floor bathroom. There is a small utility basement accessed from outside. Imagine your small family enjoying the day on the large concrete porch. Great location between Columbia City and Albion. Just a short drive to Churubusco, Ligonier and Fort Wayne.



OWNERS:

Karen & Allen Engle

AUCTION MANAGER:

Kevin Jordan



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.

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