

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered as a total 1.8± acre unit.

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

**ACCEPTANCE OF BID PRICE:** The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's 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 Personal Representative's Deed.

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

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to date 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 with 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 acreages, dimensions & proposed boundaries are approximate & have been estimated based on current legal description and/or aerial photos.

**SURVEY:** Property will be sold with the existing legal description.

**AGENCY:** Schrader Real Estate and 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.**

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

Thursday, August 29 • 6pm

August	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	

**Auction Manager:**

Arden Schrader • 260.229.2442  
#AU01050022, #AC63001504

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# Real Estate Auction

# 1.8± acres

Beautiful Ranch Home • Great Location  
1151 E 200 S, Columbia City, IN 46725



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**Location (Auction Held Onsite):**  
1151 E 200 S, Columbia City, IN 46725  
Approx. 1 mile from the south edge of Columbia City on SR 9 to CR 200 S, then east on CR 200 S ¾ mile to the property.

**Situated on a picturesque 1.8± acre lot**, this charming 3 bedroom, 3 bath ranch home blends timeless charm with modern comforts. Located in a peaceful neighborhood just minutes from Columbia City, this property offers both tranquility & convenience.

**Step inside to discover elegant hardwoods** that flow through the open & inviting living spaces. The adjoining kitchen boasts custom oak cabinets, granite countertops, & stainless steel appliances.

**The master bedroom has hardwood floor** with barn door style track doors leading to the spacious walk-in closet. The master bathroom includes a double sink with custom cabinets. Tile & glass surround the walk-in shower situated beside the soaking tub.

**The asphalt drive leads to the 28'x22' attached garage** with an additional attached 28'x20' garage with automatic overhead doors. There is a separate 28'x24' pole barn with overhead door & concrete floor. Great for all your toys!

Professional landscaping & perennial flowers create a beautiful setting.

**Come inspect & bid your price!**

**Timed Online Personal Property Auction**  
**Monday, August 26**

**Owner:** DeWayne F Smith Estate    **Auction Manager:** Arden Schrader • 260.229.2442



**1.8±**  
*acres*

**Inspection Dates:**  
Mon, Aug. 5 • 4-6 pm  
Wed, Aug. 14 • 4-6 pm



**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.

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

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[www.SchraderAuction.com](http://www.SchraderAuction.com)

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