

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined.

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

DOWN PAYMENT: 10% 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.**

ACCEPTANCE OF BID PRICE: The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller will provide a Warranty deed.

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

CLOSING: Closing shall take place within 30 days of proof of marketable title, Sellers shall not be responsible for any closing costs incurred due to the

Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: The real estate taxes shall be pro-rate to the 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.

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 is 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 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, it's 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 a 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.**

West Side of Columbia City • Columbia Twp • Whitley Co

ONLINE ONLY REAL ESTATE AUCTION

AUCTION MANAGERS:

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phil Wolfe • 260.248.1191

#AU19900139

SCHRADER
Real Estate and Auction Company, Inc.

800.451.2709 3% Buyer's Premium
www.SchraderAuction.com

ONLINE ONLY REAL ESTATE AUCTION

- West Side of Columbia City
- Columbia Township
- Whitley County
- 48'x56' Pole Building
- Zoned Commercial
- Shop & Storage

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GET OUR IOS APP: FOLLOW US ON:



1.63± Acre

Bidding Opens: Sat, Oct. 26 • 6pm Bidding Closes: Wed, Oct. 30 • 6pm

CORPORATE HEADQUARTERS: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725
Schrader Real Estate and Auction Company, Inc. #AC63001504, #B0090900079, #B0090700041, #C081291723



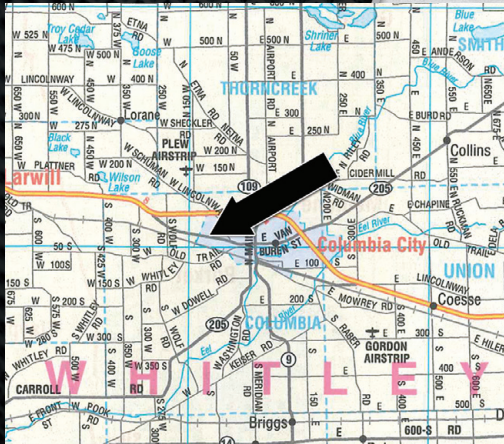
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- Zoned Commercial
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ON 1.63± ACRES: 48'x 56' pole building, heated & insulated, 2 overhead doors, 1 bedroom apartment with kitchen & bath, or a great office area. Overhead storage area. 10 designated parking spots. Plenty of room for shop, hobbies or storage for RV's, cars or boats & an excellent business location.

INSPECTION DATES: Thur, Sep. 26 • 4:30-6pm & Thur, Oct. 3 • 4:30-6pm



LOCATION OF PROPERTY:

690 W Business 30, Columbia City, IN 46725
West of Lincoln Way on Business 30



OWNER:
Chris & Deborah Chapman
AUCTION MANAGERS:
Gary Bailey • 260.417.4838
& Phil Wolfe • 260.248.1191

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