

**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.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction w/ 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.**

**BUYERS PREMIUM:** A 3% Buyers Premium will be added to the final bid price & included in the contract purchase price.

**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 w/ 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 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. Or as soon as possible after the survey is completed, Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** Prorated to Date of closing.

**DITCH ASSESSMENTS:** The Buyers shall pay any ditch assessments due after closing if any.

**SURVEY:** Buyer & Seller to share any necessary survey cost 50/50. There will be no survey if both tracts are sold together.

**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.**

Columbia Twp • Whitley Co., IN  
South of Columbia City

**10.2±**  
*acres*

in 2 Tracts or as a Whole

**AUCTION MANAGERS:**

Gary Bailey • 260.417.4838

#AU09200000, #RBI4026420

& Phil Wolfe • 260.248.1191 #AU19900139

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#BO090700041, #CO81291723

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3% Buyer's Premium

South of Columbia City  
Columbia Township  
Whitley County, Indiana

**10.2±**  
*acres*

in 2 Tracts or as a Whole

- Beautiful Country Home
- Shop Buildings
- Detached Garage
- Pond & Pasture
- Potential Building Site

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800.451.2709 3% Buyer's Premium

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# Real Estate Auction

## Wednesday, November 13 • 6pm

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



# Real Estate Auction

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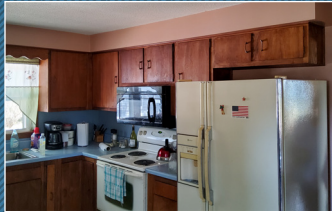


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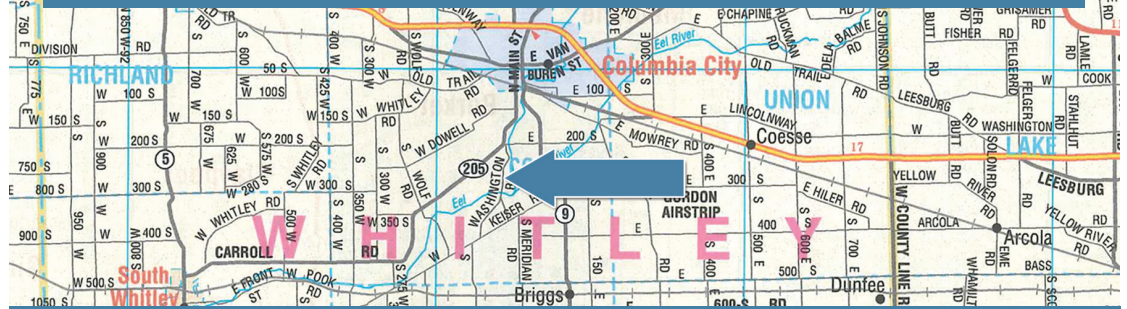


**ONLINE BIDDING AVAILABLE**

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.



**INSPECTION DATES:** Sun, Oct. 13 • 1:30-3pm & Wed, Oct. 16 • 4:30-6pm or call the Auction Managers for private inspections.



**PROPERTY LOCATION (AUCTION HELD ONSITE):** 2839 S Washington Rd, Columbia City, IN • From the south side of Columbia City on SR 205 at Radio Rd, drive south 1 mile to Washington Rd. Turn left, then 1 mile to the property on the left.

### BID ON EITHER TRACT OR BUY THE ENTIRE PROPERTY!

**TRACT 1 - 2.12± ACRES:** Beautiful country home. 2,692± finished sq. ft. home or a total of 3,588± sq. ft., 2 pole buildings 40'x75' & 50'x50' w/ interconnecting corridor, both heated & insulated. One has been used as a shop/storage/commercially & has water & rest room. The other has multi-uses w/ tile flooring, full bath & kitchenette great for get-togethers, auto storage & many other uses & a 32'x40' pole building w/ gravel floor great for horses & livestock or extra storage, an additional separate 2 car garage. The home has had many updates most noticeably a totally remodeled master suite, flooring throughout the home, a second main floor bedroom w/ walkout deck & patio, there is a 3rd bedroom, upstairs & large landing w/ room for an extra bed. One & a half baths, large living room, sliding door to deck & patio. Eat in kitchen w/ appliances, a separate dining area. Central air & heat pump. Shady rear patio & deck. The basement is partially finished. There are many updates & amenities too numerous to mention & must be seen in person. A great property for storage, business, hobbies and/or livestock. Come & investigate the potential.

**TRACT 2 - 8.09± ACRES:** Stocked fish pond, pasture & potential building site.

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**OWNERS:** Dennis & Margaret Kilgore

**AUCTION MANAGERS:** Gary Bailey • 260.417.4838 & Phil Wolfe • 260.248.1191