

AUCTION TERMS & CONDITIONS:

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

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 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.

DEED: Seller shall provide Warranty Deed(s).

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.

HOMEOWNERS ASSOCIATION: Devonshire Pointe Homeowners

Association dues are \$50 annually, payable by March 1st.

REAL ESTATE TAXES: Taxes will be prorated to the day of the closing & will be the responsibility of seller. Buyer will be responsible for all taxes thereafter.

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 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.**

Gorgeous Two-Story Home Auction

Monday, January 27 • 6pm EST | Granger, IN

For More Information Please Contact:

Licensed Real Estate Broker:
Daniel James Days • 260.233.1401 #RB22000867

Licensed Auctioneer:
Ronald Mark Schroeder • 260.564.0570 #AU12300016

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

- Beautiful 2,229 Sq. Ft. Home Built in 1993 • .51± Acres at the Back of a Cul-De-Sac
- Very Clean & Move in Ready • 20 Minute Drive to Notre Dame Stadium

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Seller: Everdine M. Kelley Irrevocable Trust
For More Information Please Contact:
Daniel Days • 260.233.1401
& Mark Schroeder • 260.564.0570

 **SCHRADER**
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.51± Acre 2,229 sq. ft. home with an attached three car garage and a full basement. Beautiful home near Granger, only 10 miles from Notre Dame. Highly sought out neighborhood and school district.

Beautiful two-story home located in the upscale Devonshire Pointe neighborhood, just outside Granger! Explore this gorgeous 2,229 sq ft home providing 4 comfortable bedrooms, 2 ½ bathrooms, and a full basement. Enjoy an open kitchen that leads into the spacious living room prized with a cozy fireplace and pine tree backdrop. Explore the downstairs master bedroom with its en-suite bathroom and oversize walk-in closet. Upstairs you will find 3 bedrooms, all with easy access to a long bathroom at the top of the stairway. Making our way through the laundry room and past the half bath, you will find the very spacious two car garage with an extra bay for small utility tractors. The driveway, garage, and front porch all had new concrete professionally poured in 2022. Since the fall of 2020 the home has had a new roof, furnace, air conditioner, humidifier, and new white vinyl railing on the front porch. This home comes with an irrigation system, (that has been winterized for the year) to insure your lawn looks its very best. Sitting at the back of a 3-home cul-de-sac, on nearly half an acre, you are sure to have your own privacy. This property is in the highly sought after Discovery Middle school and Northpoint Elementary school district. Home has its own well and septic (which was recently pumped). Not a home you will want to miss, come check it out for yourself!

Property Location (Auction Held Onsite): 50980 Taddington Ct, Granger, IN 46530 • Take SR 23 west out of Granger. Once you reach McDonalds, turn slightly right onto Adams Rd. Continue west for 1 mile, then head north on E Pointe Dr. Continue north 800', and turn west onto Taddington Dr. The first cul-de-sac road to the left is Taddington Ct.



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.