

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.

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

HOMEOWNERS ASSOCIATION: Orchard Place has an annual fee of \$115 for all homeowners.

CO-BROKERAGE: Schrader Auction will offer a 1% commission to real estate agents if their buyer is the successful bidder. The agents must preregister for the auction 24 hours in advance of the auction & inform the sale managers of the situation. **COMMISSION WILL ONLY BE PAID TO AGENT OF SUCCESSFUL BIDDERS** & will be paid to the brokerage in which the agent's license is held.

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 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.**

Picturesque Ranch Style
Home Auction

Saturday, February 1st • 10am EST

Licensed RE Broker:

Daniel James Days • 260.233.1401

#RB22000867

Licensed RE Broker & Auctioneer:

Dean G. Rummel • 260.343.8511

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Schrader Real Estate and Auction Company, Inc.

#AC63001504, #CO81291723

Picturesque Ranch Style
Home Auction

Saturday, February 1st • 10am EST

- Beautiful 1,344 Sq. Ft. Home Built in 2003
- Orchard Place Neighborhood
- Very Clean & Move In Ready
- 2 Minute Drive to Parkview Noble Hospital
- Just Outside Kendallville, IN
- Noble County, IN



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Picturesque Ranch Style
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Saturday, February 1st • 10am EST

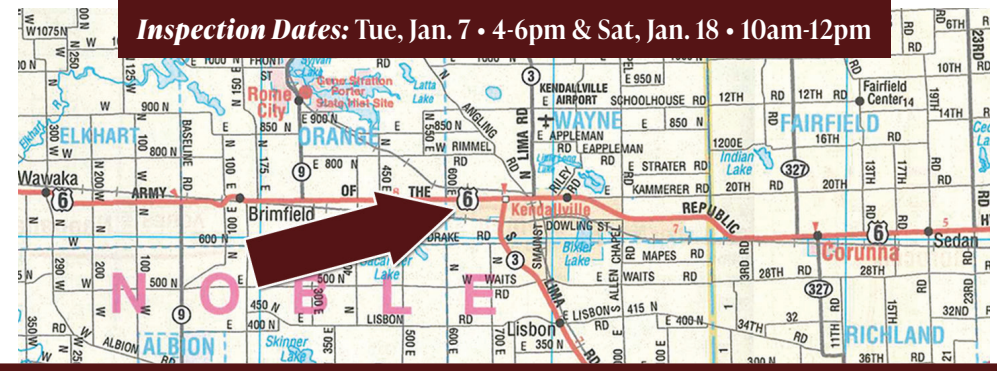


 **ONLINE BIDDING AVAILABLE** You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

.22 Acre± 1,344 sq. ft. home with a two car attached garage. Beautiful home just outside Kendallville & a mere 2 minutes from Parkview Noble Hospital. Highly sought out quiet neighborhood.

Searching for the perfect home in the quiet Orchard Place neighborhood? Look no further! Explore this gorgeous 1,344 sq. ft. home providing 3 bedrooms, 2 spacious bathrooms, & an attached 2 car garage. This home was built in 2003 & has had many recent updates from water heater to all new carpet & paint! Enter an enticing foyer that opens into a recently renovated living room. A beautiful fireplace sits on the side emulating an inviting atmosphere. From there you have easy access to all 3 cozy bedrooms. Additionally, the master bathroom is supplied with a recently added handicapped accessible tub. Heading into the kitchen/dining room you will notice plenty of cupboard & counter space for all your cooking endeavors. Don't forget, the dining room gives a great view to the outdoor patio, this is perfect for spending a quiet summer evening relaxing. From first time homebuyers to retirees this home offers something for everyone! Not a home you will want to miss, come check it out for yourself!

Location (Auction Held Onsite): 2004 Jonathan St, Kendallville, IN • Take SR 6 west out of Kendallville. Continue west 1/4 mile past Sawyer Rd, then head south onto Orchard Place Pkwy. Continue south until you reach the second road on your right, this will be Jonathan St. Turn onto Jonathan St & the house is the second house on the north side of the street.



Seller: Beverly J. Doenges
For More Information, Please Contact:
Daniel James Days • 260.233.1401 & Dean G. Rummel • 260.343.8511

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