

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 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 prorated to the day 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.

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 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.**

- Kosciusko County
- Turkey Creek Township
- Syracuse, Indiana



AUCTION MANAGERS:

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phil Wolfe • 260.248.1191

#AU19900139

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3% Buyer's Premium

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- Kosciusko County
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- Syracuse, Indiana

- Brick & Cedar Home
- Large Corner Lot
- Attached Two Car Garage

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ONLINE ONLY REAL ESTATE AUCTION

BIDDING OPENS: Wednesday, March 26 • 12pm

BIDDING CLOSES: Monday, March 31 • 6pm

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



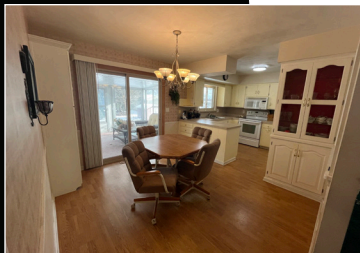
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SELLER:
Robert Spurling

AUCTION MANAGERS:
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& Phil Wolfe • 260.248.1191

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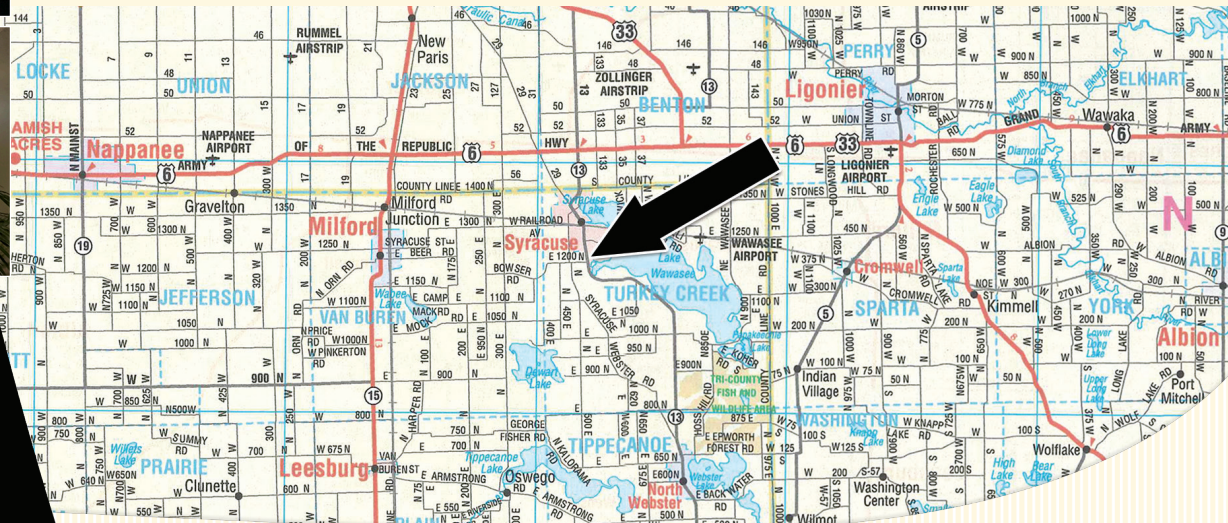
ONLINE ONLY REAL ESTATE AUCTION



OPEN HOUSE DATES: Sun, Mar. 2 • 1:30-3pm, Mon, Mar. 3 • 4:30-6pm & Sat, Mar. 8 • 10:30am-12pm

Roomy brick and cedar ranch style home, fully covered front porch, on this large corner lot, 2,190± finished sq. ft. of living area, 3 main level bedrooms, 2 baths, family room, eat in modern kitchen with appliances, and a 3 seasons room just off the kitchen. Laundry utility room off the 27'x25', 2 car garage. Fully finished basement with 4th potential bedroom or office, designated game area and extra-large carpeted living area. City sewer and water. Newer water softener, instant hot water heater and gas forced air heat and central air. There is a 10'x20' insulated utility shed great for storage or personal shop and a 10'x12' storage shed. Close to restaurants and shopping. Many amenities that must be seen in person.

PROPERTY LOCATION: 1008 S Van Hemert Dr, Syracuse, IN 46567 • On the south side of Syracuse, on SR 13 at the stoplight by (Pizza Hut) travel north on SR 13 to Lynnwood Dr, turn east to the property on the left at S Van Hemert Dr.



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