

**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 and 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, AND 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 and all easements of record.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and 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 and well, or condition of septic and 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, and 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 and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and 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, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and 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.**

**CORPORATE HEADQUARTERS:**

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

**AUCTION MANAGERS:**

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phil Wolfe • 260.248.1191 #AU19900139

Schrader Real Estate and Auction

Company, Inc. #AC63001504, #BO090900079,

#BO090700041, #CO81291723

Get Our iOS App:



Follow Us On:



800.451.2709

www.SchraderAuction.com

3% Buyer's Premium

# ONLINE ONLY REAL ESTATE AUCTION

**BIDDING OPENS:** Friday, October 18 • 6pm

**BIDDING CLOSSES:** Monday, October 21 • 6pm

*Historic Brick Schoolhouse Home on 1<sup>st</sup> Acre with Large Attached Shop/Garage*

Whitley County • Columbia Township • Columbia City, IN



Whitley County  
Columbia Township  
Columbia City, IN

*Historic Brick  
Schoolhouse Home  
on 1<sup>st</sup> Acre with  
Large Attached  
Shop/Garage*



800.451.2709 3% Buyer's Premium

SchraderAuction.com

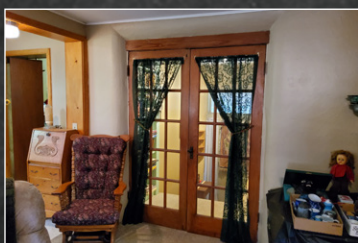
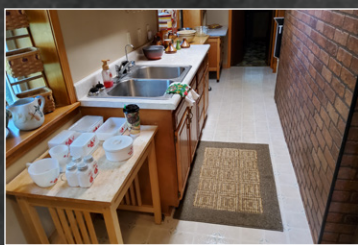
# ONLINE ONLY REAL ESTATE AUCTION



**BIDDING OPENS:** Friday, October 18 • 6pm

**BIDDING CLOSSES:** Monday, October 21 • 6pm

Whitley County  
Columbia Township  
Columbia City, IN



**OWNERS:**

Estate of Josephine L. Ramp  
(David & Josephine Ramp)

**AUCTION MANAGERS:**

Gary Bailey • 260.417.4838  
& Phil Wolfe • 260.248.1191

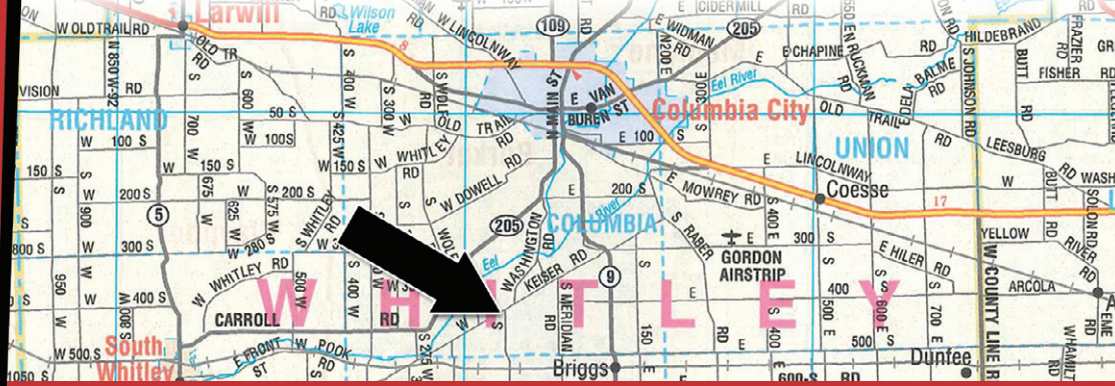
**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709 3% Buyer's Premium  
SchraderAuction.com

# ONLINE ONLY REAL ESTATE AUCTION

**BIDDING OPENS:** Friday, October 18 • 6pm  
**BIDDING CLOSES:** Monday, October 21 • 6pm

*Historic Brick Schoolhouse Home on 1± Acre with Large Attached Shop/Garage*



**DIRECTIONS:** 1001 W Keiser Rd, Columbia City, IN 46725 • From SR 9 and Radio Rd on the southside of Columbia City, follow SR 9 south 2.5 miles to Keiser Rd, then turn west approximately 2 miles to the property.

Historic country brick home on 1± acre, 1,515± finished sq. ft. of living area, with a full basement, 3 bedrooms, 1 bath, living room, eat in kitchen with appliances. Central air and heat and a 12'x6' screened in porch. Recent roof replacement and septic. The attached garage is 34'x22' with an additional 18'x16' addition, if you need room for hobbies, storage or a great shop don't miss this opportunity. Many amenities that must be seen in person.

**OPEN HOUSE DATES:**

Sun, Sep. 22 • 1-3pm &  
Tue, Sep. 24 • 4:30-6pm

