

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding 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 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.**

BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price and 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 with 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 and Seller to share any necessary survey cost 50/50.

EASEMENTS: The sale of the property is subject to any and all easements of record.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the Seller.

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.**

Real Estate Auction

Wednesday, November 20 • 6pm



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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#AC63001504

2.989±

Acre in 1 Tract

Columbia Township | Whitley County, IN
North of Columbia City

Real Estate Auction

Wednesday, November 20 • 6pm

2.989±

Acre in 1 Tract

Columbia Township | Whitley County, IN
North of Columbia City
Elegant 2 Story Home in a Wooded Setting



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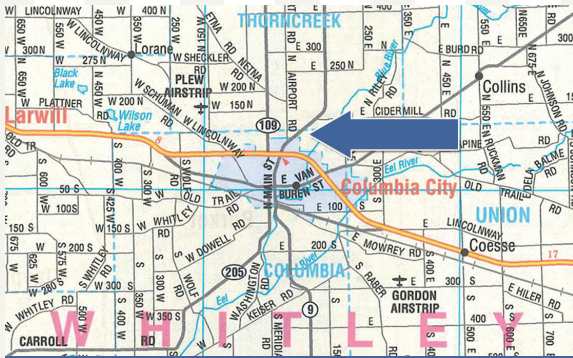


Real Estate Auction

Wednesday, November 20 • 6pm

2.989± Acres in 1 Tract

Columbia Township | Whitley County, IN
North of Columbia City



Property Location (Auction Held On-site): 1136 E Wildwood Dr, Columbia City, IN. From US 30 and SR 9 in Columbia City travel north on SR 9 1 mile to Wildwood Drive turn east into Blue River Subdivision ¼ mile to the property on the right.



2.989± Acres, Beautiful masonry home in a wooded setting, 4,098± sq. ft. of finished living space. Offers 4/5 bedrooms and 2½ baths, family room with fireplace and access to the screened in rear patio. Master bedroom suite with master bath and large bonus room above the attached 2 car garage. Beautiful custom kitchen with Corian countertops, executive office/den and library or living room with formal dining area. There is a 9'x19' greenhouse attached to the garage and a 20'x20' storage building.



Inspection Dates: Mon, Oct. 21 • 4:30-6pm and Sun, Oct. 27 • 1:30-3pm or call Auction Managers for private inspections



Owners: John W. Whiteleather Jr. Estate, John and Judy Whiteleather
Auction Managers: Gary Bailey • 260.417.4838 and Phil Wolfe • 260.248.1191



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BIDDING
AVAILABLE**

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