

# Investment Home

STEUBEN COUNTY

# AUCTION

# 2± acres

10375 W 650 N  
Orland, IN

Offered in 1 Tract

Minutes Away from Both  
Brown and Wall Lake

Large Barn and  
980± sq ft Mobile Home

Potential Build Site or  
Investment Property



## Thursday January 30

Held On-Site at 6pm EST



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## SCHRADER

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### Auction Managers

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10375 W 650 N  
Orland, IN  
**2± acres**  
Offered in 1 Tract  
*Investors look in!*

Many opportunities await in this secluded property just a few minutes outside the quaint town of Orland, Indiana. A large livestock barn sits surrounded by old grown-up paddocks, waiting to be cleaned up and put to use. The property also includes a 980 sq ft mobile home, with a little elbow grease could make a great home! Sitting on 2 acres you could easily make a great build site and homestead. Property has its own septic and well. Home has 2 bedrooms and 1 1/2 bathrooms. Possible 3rd bedroom that was updated to be a laundry room. Beautiful sunroom off of the living room and good size kitchen. Home has propane heat and provides central air. Not a property you will want to miss, come check it out for yourself!

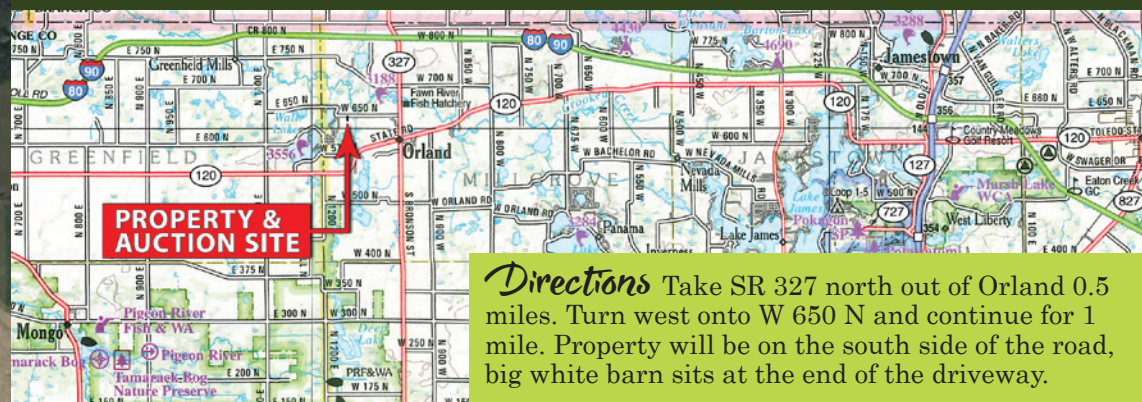
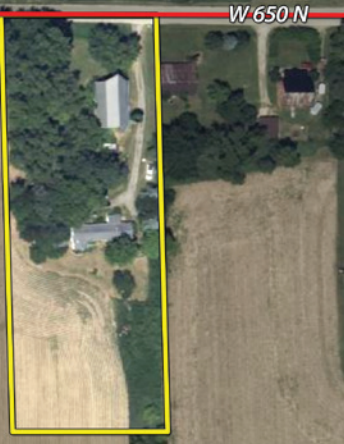
980± sq ft mobile home with a large barn and multiple small sheds. Secluded property just north of Orland and only minutes from Wall Lake and Brown Lake.



*Inspection Dates*  
Saturday, January 11  
10:00am - 12:00pm  
Tuesday, January 21  
4:00 - 6:00pm

## Thursday January 30 at 6pm EST

Held On-Site | 10375 W 650 N, Orland, IN | Online Bidding Available



*Directions* Take SR 327 north out of Orland 0.5 miles. Turn west onto W 650 N and continue for 1 mile. Property will be on the south side of the road, big white barn sits at the end of the driveway.

### 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 date 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, and 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 and will be the responsibility of the 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 and due

diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.  
**AGENCY:** Schrader Real Estate & 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 are 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 expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due

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Owner Penny L Smith

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