

TERMS & CONDITIONS

PROCEDURE: Bid on any tract, or on the entire property. There will be open bidding on all tracts & the entire property 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 w/ 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.**

BUYERS PREMIUM: A 3% Buyers Premium will be added to the final bid price & 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 Seller(s) acceptance or rejection. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase w/ 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 no later than March 31, 2025 due to Noble County Planners' regulations. If you are financing be sure that there will be no delays. Seller(s) shall not be responsible for any cost 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.

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.

SURVEY: Buyer & Seller will share the cost of the recent survey 50/50.

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

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

DISCLAIMER & 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 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.**

Greider Estate AUCTION

Monday, February 24 • 6pm



AUCTION MANAGERS:

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phil Wolfe • 260.248.1191

#AU19900139

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Monday, February 24 • 6pm

- Sparta Township
- Noble County - Cromwell, IN
- Beautiful Country Home
- Outbuildings and Barn
- Productive Tillable Land and Woods
- Potential Building Sites



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

3% Buyer's Premium

40.56±

Acres in 3 Tracts



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40.56±

Acres in 3 Tracts

Greider Estate AUCTION

Monday, February 24 • 6pm



INSPECTION DATES:

Sun, Jan. 26 • 12:30-2pm,
Wed, Jan. 29 • 4:30-6pm,
& Sat, Feb. 1, 10am-Noon

SELLERS:

James Zellers, Chad Zellers &
Barbara Michael

AUCTION MANAGERS:

Gary Bailey • 260.417.4838
& Phil Wolfe • 260.248.1191



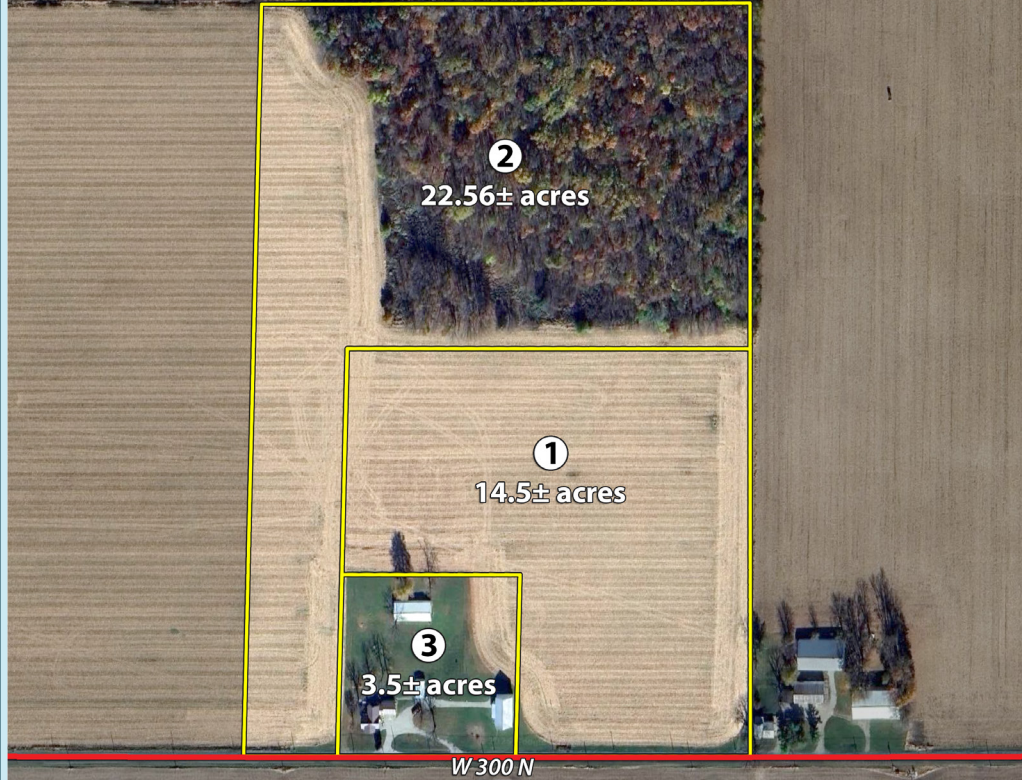
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ONLINE BIDDING
AVAILABLE

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.

BID ON ANY TRACT OR BUY THE ENTIRE PROPERTY!

TRACT 1 - 14.5± ACRES: This parcel is nearly all tillable productive farmland & a great potential building site. **Note:** on this Tract there is a neighbor's fence over the property line by 4.5'±. No action is being taken to move the fence. The buyer is buying the property, w/ this known encroachment.

TRACT 2 - 22.56± ACRES: This parcel offers 14.5± wooded acres of wildlife & recreation, w/ the balance being tillable. Great potential building site!

TRACT 3 - 3.5± ACRES: Beautiful country home w/ 2,821± finished sq. ft., 4 bedrooms, 2.5 baths, living room, modern eat in kitchen w/ appliances, updated counter tops & formal dining room. Central air & gas heat, attached two car garage, new well, metal roof, rear wrap around patio & front & rear upstairs balconies. This Tract also includes a barn, pole building & shop! There are many updates & amenities too numerous to mention, that must be seen in person. Great property for livestock, storage, business or hobbies. Come & investigate the potential of this well-maintained turn of the century home & buildings!



AUCTION LOCATION: Wawasee Lakeside Chapel. 10419 Turkey Creek Rd, Syracuse, IN 46567 • From the property, continue west .8 mi. to Turkey Creek Rd. then turn south .6 mile.

PROPERTY LOCATION: 11672 W 300 N, Cromwell, IN 46732 • Just south of Cromwell on SR 5, turn west on CR 300 N & continue 1.5 mi. to the property.