

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a total 13.15 acre unit.

DOWN PAYMENT: 10% down payment on the day 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 PRICE: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide Warranty Deed.

CLOSING: The targeted closing date will be approximately 30 days after the auction.

POSSESSION: Possession is at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is re-

sponsible 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 acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal description and/or aerial photos.

SURVEY: It is expected that the property will be conveyed using existing legal descriptions, without a new survey. A new survey will not be provided except as may be required by law to complete the transaction or as may be deemed necessary in Seller's sole discretion. If a new survey is provided, the survey costs shall be shared equally (50:50) between Buyer and Seller. If a new survey is provided, the purchase price shall not be subject to adjustment regardless of the number of acres shown in any survey.

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 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.



CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
ARDEN SCHRADER
260-229-2442

AC63001504, AU01050022



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3	4	5	6	7	8	9
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31						

REAL ESTATE AUCTION

Columbia City, IN • Whitley County

REAL ESTATE AUCTION

Columbia City, IN • Whitley County



- 13.15± Acres**
- 9.5± acres Tillable**
- Great Location**
- 3 Bedroom Ranch on Full Basement**
- Beautiful Setting**

MONDAY, AUGUST 25th • 6PM

Auction Held Onsite | 800.451.2709 | SchraderAuction.com



Columbia City, IN • Whitley County

REAL ESTATE AUCTION

13.15± Acres

- 9.5± acres Tillable
- Great Location
- 3 Bedroom Ranch on Full Basement
- Beautiful Setting

MONDAY, AUGUST 25th • 6PM

LOCATED: 3395 E 500 S, COLUMBIA CITY, IN

DIRECTIONS: From the intersection of SR 9 & SR 14, take SR 9 North 1 mile to CR 500S (4 miles South of Columbia City on SR 9) then go East on SR 500S approx. 2-1/2 mile to the property.

AUCTION TO BE HELD ON SITE

Situated on 13.15± acres, you will find this 3 bedroom, 2 bath modular home on a full basement with an attached 2 car garage. This home has an open floor plan with the kitchen, dining room and living room. Connected to the living room is a year round sun room with baseboard electric heat. The home is awaiting your personal touch and for you to make it your own. 13 acres including mature trees, tillable farmland and spacious lawn.

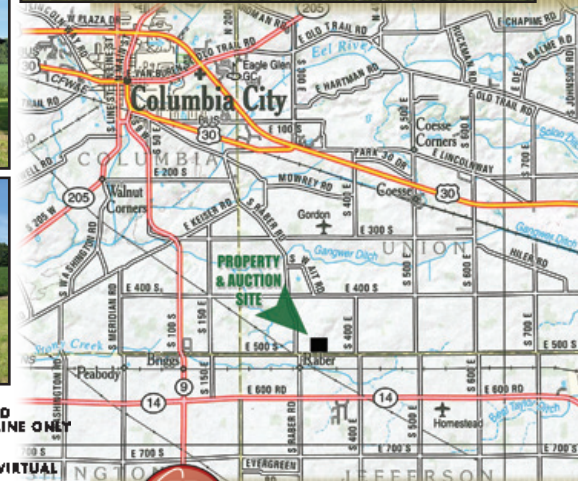
Located behind the home are a single car and 2 car detached garages. There is also a 960 sq. ft. block home that has not been lived in for many years.

This property has endless possibilities with some elbow grease and creativity. Come inspect and bid your price!

INSPECTION DATES:
Tuesday, August 12th • 4-6pm
Thursday, August 14th • 4-6pm



E 500 S-92



TIMED ONLINE ONLY

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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.

OWNER: Todd Auer

AUCTION MANAGER: Arden Schrader, 260-229-2442

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