

AUCTION TERMS & CONDITIONS:

PROCEDURES: The auction will be conducted as a timed online auction. Registered bidders will use an online bidding platform to bid on the Property as a whole unit (2.25± acres). The minimum starting bid will be \$43,500.00. The online bidding platform will have predetermined minimum bidding increments. The end of bidding will be determined by the online bidding platform.

PURCHASE DOCUMENTS; OFFER: After the bidding closes, an offer to purchase the Property for the amount of the final high bid will be completed by the Auction Company & delivered to the high bidder ("Buyer") who shall sign & return the purchase offer to the Auction Company. The offer will be in the form of the purchase documents posted to the auction website prior to the commencement of bidding.

ACCEPTANCE & FINAL APPROVAL: The final high bid will be subject to the Seller's acceptance (as evidenced by the township trustee's execution of the purchase documents containing Buyer's offer) & such approval(s) (if any) that may be required by law, as determined by the Seller.

PAYMENT: Buyer shall deliver an earnest money deposit to Auction Company in the amount of 10% of the purchase price. The earnest money may be delivered by check or wire transfer, but it must be received by Auction Company on or before Thursday, November 6, 2025. The balance of the purchase price will be due in cash at closing. Bids are not contingent on financing. Each bidder is responsible for having arranged any financing prior to bidding.

CLOSING: The targeted closing date will be approximately 30 days after the auction. The closing agent's fee for administering the closing (up to the amount normally charged

for a cash closing) will be shared equally (50:50) between Buyer & Seller. Buyer will pay 100% of any closing fees and/or costs related to or resulting from any Buyer financing.

REAL ESTATE TAXES: The Property is currently classified as exempt property owned by a township. Buyer will pay all real estate taxes due after closing.

POSSESSION: Possession will be delivered at closing.

DELIVERY OF TITLE: The property will be conveyed by Warranty Deed, subject to all easements & other Permitted Exceptions as defined in the purchase documents.

TITLE INSURANCE: At closing, Seller will pay for the cost of issuing a standard coverage owner's title insurance policy to Buyer. Preliminary title insurance schedules will be available to review before the auction & Buyer will receive a Final Title Commitment before closing.

SURVEY: It is expected that the sale will be completed without obtaining a new survey. In any event, a new survey will be obtained if & only if obtained in accordance w/ the terms of the purchase documents. The cost of any such survey will be shared equally by Seller & Buyer.

IND. CODE 36-1-11: Seller is a political subdivision, & this auction is subject to the requirements of Ind. Code 36-1-11. The Property may not be sold to a person who is ineligible under Ind. Code 36-1-11-16. If the high bid is submitted by a trust, the bidder will be required to identify each beneficiary of the trust & each settlor empowered to revoke or modify the trust.

TRACT MAPS; ACRES: Advertised tract maps & acres are approximations based on the county GIS map, the recorded plat, & tax parcel data. They are not provided as survey products.

PROPERTY INSPECTION: Inspection dates and/or information events will be held as advertised. Seller & Auction Company disclaim any responsibility for the safety of prospective bidders & other persons during any on-site inspection. No person shall be deemed an invitee solely by virtue of the property being offered for sale.

NO CONTINGENCIES OR WARRANTIES: The sale will not be contingent upon the results of any post-auction inspection, investigation or evaluation of the Property or upon Buyer's ability to obtain any loan or permit. Information in the marketing materials is provided without warranty. Seller & Auction Company assume no liability for any inaccuracies, errors or omissions. It is the responsibility of any prospective Buyer to conduct their own due diligence & independently verify all information. Buyer will be responsible for having completed all due diligence prior to bidding. **BUYER WILL ACQUIRE THE PROPERTY "AS IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE.**

AGENCY: Schrader Real Estate & Auction Company, Inc. & its affiliated agents are agents of the Seller only.

CONDUCT OF AUCTION: The conduct of the auction & increments of bidding will be at the direction & discretion of the Auction Company. Seller & its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.

CHANGES: All statements in the marketing materials are subject to change. The final bidding procedures & auction terms will be set forth in the purchase documents posted to the auction website prior to the commencement of bidding. Any other statement (written or oral) shall be subject to & superseded by the provisions of the purchase documents.

ONLINE ONLY Real Estate Auction

- Valparaiso – Porter County, IN
- 2.25± Acres, Offered in 1 Tract

AUCTION MANAGER:

Matthew Wiseman • 219.689.4373

#AU11100128, #RB14004381

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800.451.2709

www.SchraderAuction.com

ONLINE ONLY Real Estate Auction

- Valparaiso – Porter County, IN
- 2.25± Acres, Offered in 1 Tract
- 5± Miles Northeast of Valparaiso
- Partially Wooded, Large Lot
- Washington Township Civil Minor Subdivision Lot 1
- Zoned RR – Rural Residential
- Investigate for Your Country Home Site



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BIDDING OPENS: Friday, October 31 • Noon Central
BIDDING ENDS: Wednesday, November 5 • 5pm Central
MINIMUM STARTING BID: \$43,500.00 **PARCEL #:** 64-10-02-201-001.000-020



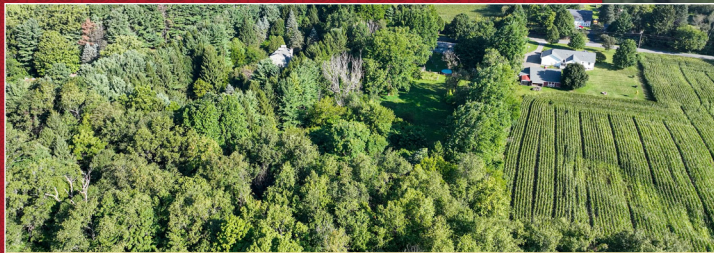
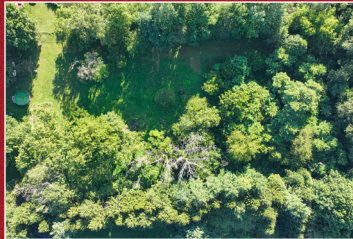
Schrader Real Estate and Auction Company, Inc.
Corporate Headquarters: 950 N Liberty Dr, PO Box 508
 Columbia City, IN 46725 #AC63001504, #CO81291723

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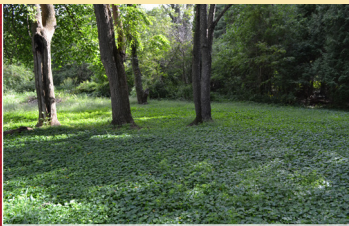


ONLINE ONLY Real Estate Auction

- Valparaiso – Porter County, IN
- 2.25± Acres, Offered in 1 Tract
- 5± Miles Northeast of Valparaiso
- Partially Wooded, Large Lot
- Washington Township Civil Minor Subdivision Lot 1
- Zoned RR – Rural Residential
- Investigate for Your Country Home Site



INSPECTION DATES: Tue, 10/14 • 2-4pm Central & Sat, Oct. 25 • 9-11am Central. Meet a Schrader Rep at the property (574-1 E 600 N, Valparaiso, IN 46383)

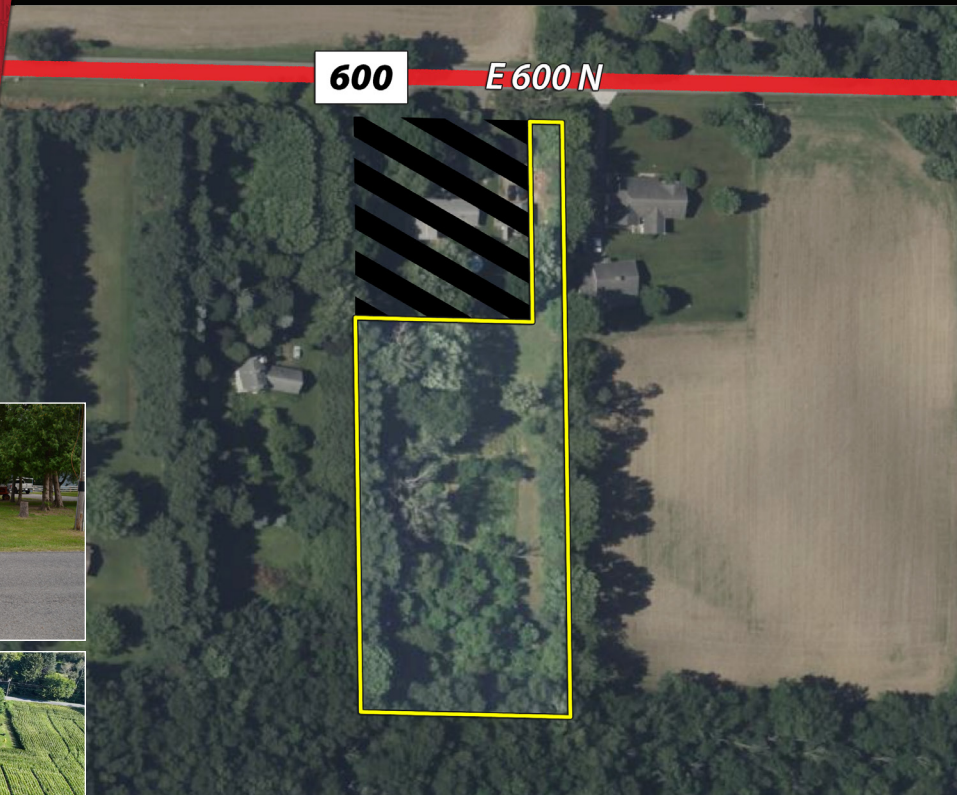


SELLER: Washington Twp Civil
AUCTION MANAGER: Matt Wiseman
CELL: 219.689.4373



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2.25± ACRES: A scenic, partially wooded lot for your country home site. The bulk of the property is accessed by an owned strip of land 34' wide off CR 600 N. This is Lot 1 of Washington Township Civil Minor Subdivision (1 lot Minor Subdivision). Visit www.schraderauction.com to view the plat. There is an open sided structure/shelter with a concrete floor near the rear of the property. The property address is 574-1 E 600 N, Valparaiso, IN 46383. The property is zoned RR – Rural Residential. Site will need septic and well. Parcel Number is 64-10-02-201-001.000-020.

REAL ESTATE TAXES: Currently exempt – Township owned (Tax parcel #64-10-02-201-001.000-020).

SCHOOL DISTRICT: East Porter County School Corporation

PROPERTY LOCATION: From the east side of Valparaiso at the State Road 49 and State Road 2 interchange, go northeast on State Road 2 for 5 ½ miles to CR 600 N. Go west on CR 600 N 0.1 mile to the property on the south side of the road.

