

TERMS AND CONDITIONS

PROCEDURE: The properties will be offered at online only auction. Minimum bidding increments will be predetermined.

DOWN PAYMENT: 10% down payment on the day of auction w/ the balance in cash at closing. The down payment may be made 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.

ACCEPTANCE OF BID PRICES: The successful bidder(s) will be required to enter into Purchase Agreements immediately following the close of the auction. The property will sell to the high bidder. All final bid prices are

subject to the Sellers' 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 a Personal Representative Deed.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The 2020 Real Estate taxes shall be pro-rated to the day of closing. Buyer to pay all taxes thereafter.

ACREAGE: The lot size, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: No survey shall be provided.

AGENCY: Schrader Real Estate & Auction Company & its agents are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for

conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auction Company. The Seller & 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

800-451-2709

AUCTION MANAGER:
GARY BAILEY 260-417-4838
gary@garybaileyauctions.com

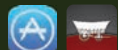
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2 Historical Properties
in 2 tracts

AUCTION
Timed Online Only!

Noble County, IN

Bidding Ends at 6pm
Monday, February 8th

FEBRUARY 2021						
SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

Bidding Starts:
Friday, February 5th



TRACT 1

Noble County, IN

2 Historical Properties
in 2 tracts

AUCTION
Timed Online Only!



TRACT 2

Bidding Ends at 6pm
Monday, February 8th



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Noble County, IN

Bidding Starts:
Friday, February 5th

AUCTION
Timed Online Only!



TRACT 1



TRACT 2



TRACT 2

2 Historical Properties in 2 tracts

Bidding Ends at 6pm
Monday, February 8th

PROPERTY LOCATIONS:

TRACT 1: 1108 W 100 N, Albion, IN. 1.5 Miles South of Albion on SR 9 to CR 100 N then turn west 1 mile to Tract 1.

TRACT 2: 0413 N 375 W, Albion, IN. Continue on CR 100 N an additional 2.5 miles to CR 375 W, then turn south ½ to Tract 2.

TRACT DESCRIPTIONS:

TRACT 1: Historical brick school house on 1 acre, approximately 1075 sq. ft. and basement, on CR 100 N at Wolf Lake Rd. Great for storage or renovate this property into a unique country home great location near SR 9 and Albion.

TRACT 2: Late 1800's two story Brick home with old barns and pole building, on 3 acres, this home has 2 baths and 4 bedrooms, kitchen, living and family rooms. Make this house over into a beautiful country home, set back off of CR 375 W, don't miss this opportunity own a piece of history.

Register to Bid Online at SchraderAuction.com

OWNER: The Everett Troyer Estate

AUCTION MANAGER: Gary Bailey, 260-417-4838



INSPECTION DATES:

Monday, January 11

4:30pm – 6pm

Sunday, January 17

1:30pm – 3pm

*Or call the Auction Manager
for private appointments.
Meet the Auction Manager
at the Home on Tract 2.*

TRACT 1



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