

Kosciusko County, IN

# REAL ESTATE AUCTION

**TIMED ONLINE ONLY**

Bidding Opens: **March 16th @ 8am**

Bids Close: **March 23rd @ 6pm**



*Beautiful Home on .5± acres in Downtown North Webster*

**Directions: 302 W Washington St, North Webster, IN** From the intersection of SR-13 and Washington St in downtown North Webster, head west on Washington Street and continue for 450 feet. The property will be on your right.

- 1,540 sq feet.
- Well maintained property-see tract description for recent maintenance
- Walking distance to downtown North Webster
- Under ½ mile to Lake Webster
- Detached shed with electricity
- 2 Bed/1 Bath w/possibility of 3rd bdrm



**Tract 1-** Beautiful 2 bed/1 bath town home in downtown North Webster sitting on a half-acre lot. Contains 1,540 sq ft. Possibility for a 3rd bedroom if office room is converted. Several renovated features including newer entry and storm doors, gas stove, new roof in 2010, new culligan softener installed in 2015, Smith Proline Commercial Grade Water Heater installed in 2018, gas furnace installed in 2003, and all new electrical in 2015. Also has 12' x 12' shed built in 2015 with electricity. Plenty of living space with living room, dining room, and pantry/den.



**Auction Location: Bid at [schrader.nextlot.com](http://schrader.nextlot.com)**

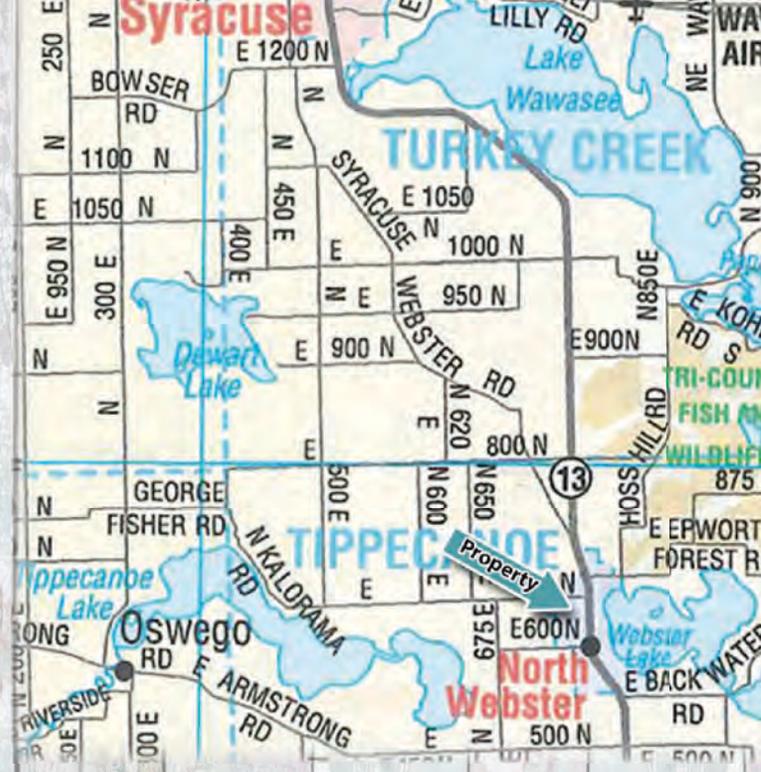
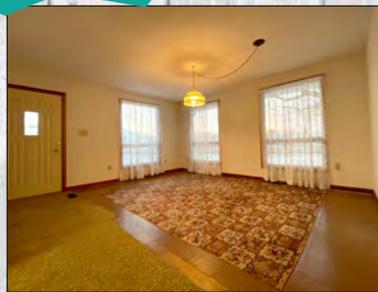
**Sellers: Malcolm Joe Beezley, Sheila Beezley & Teresa M. Day**  
**Auction Manager: Luke Schrader • 260-229-7089**

**800-451-2709 • [www.schraderauction.com](http://www.schraderauction.com)**

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 Bid at [schrader.nextlot.com](http://schrader.nextlot.com)



**INSPECTION DATES:**  
 March 2nd • 3pm-5pm  
 March 13th • 8am-10am  
 March 21st • 1pm-3pm



**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 1 individual tract, as a total .5-acre unit. Bidding will be conducted timed online through [Schrader.nextlot.com](http://Schrader.nextlot.com). Minimum bidding increments will be predetermined.

**DOWN PAYMENT:** 10% down payment due the day after the auction for the individual tract. 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:** The successful bidder will be required to enter into a Purchase Agreement immediately following the close of the auction. 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 warranty Deed.

**CLOSING:** The targeted closing date will be approximately 30 days after the auction. Cost for an insured closing shall be shared 50:50 between buyer and seller.

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

**REAL ESTATE TAXES:** The 2021 real estate taxes shall be pro-rated to the day of closing. Buyer to pay 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 acreage, dimensions, and proposed boundaries are approximate and have been estimated based on current legal

descriptions and/or aerial photos.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**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 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.**

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