



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

3.24±  
Acres

# Real Estate AUCTION

Whitley County, IN

**AUCTION MANAGERS:**  
Gary Bailey (Real Estate)  
260-417-4838  
Phil Wolfe (Personal Property)  
260-248-1191

AC63001504, AU09200000, AU19900139

OCTOBER 2022						
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	29
30	31					



Follow us on:

Get our iOS App

800-451-2709  
SchraderAuction.com

Monday, October 17<sup>th</sup> • 6pm

Whitley County, IN  
South of Columbia City • West of Fort Wayne  
Washington Township



# Real Estate AUCTION

3.24±  
Acres

- Beautiful Country Home
- 3 Bay attached Garage with upper-level Shop and Storage
- Turn of the century Barn



800-451-2709

800-451-2709  
 TIMED ONLINE ONLY  
 VIRTUAL  
 LIVE with ONLINE  
 THE ORIGINAL MULTI-TRACT AUCTIONS  
 SchraderAuction.com



# Real Estate AUCTION

## Whitley County, IN

### Monday, October 17<sup>th</sup> • 6pm

# 3.24± Acres

#### Inspection Dates:

Sunday, September 11 • 1-3pm  
Wednesday, September 14 • 4:30-6pm  
Sunday, September 18 • 1-3pm

**DIRECTIONS:** 7664 S SR 9, Columbia City, IN.  
6.5 Miles south of Columbia City on SR 9. 1½ Miles south of SR 14, 8 miles west of Fort Wayne.  
**The sale will take place on site.**

#### PROPERTY INFORMATION:

On 3.24± Acres: Beautiful country home has 2228± square feet of living space & is set back off the road on SR 9. 3 Bedrooms & 3 baths, open concept, living room, gorgeous kitchen & dining area, with luxurious island, counter tops & cupboards. This home is a must see with many updated amenities. The basement has lots of room for storage & is ready to finish. 36'x24' Three bay garage attached to the home with breeze way & has an upper level shop & lots of storage area. There is a nice turn of the century barn great for storage or a small livestock project. Don't miss this great opportunity!



Owners: Thomas and Diana Altemus

Auction Managers: Gary Bailey 260-417-4838 (Real Estate)  
& Phil Wolfe 260-248-1191 (Personal Property)

#### TERMS AND CONDITIONS:

**PROCEDURE:** There will be open bidding during the auction as determined by the auctioneer.  
**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction with 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, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**  
**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 Sellers acceptance or rejection. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of clos-

ing 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 within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.  
**POSSESSION:** At closing  
**REAL ESTATE TAXES:** shall be pro-rate to day of closing.  
**DITCH ASSESSMENTS:** The Buyers shall pay any ditch assessments due after closing if any.  
**SURVEY:** there will be no new survey.  
**EASEMENTS:** The sale of the property is subject to any and all easements of record.  
**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all

related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s)

assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**

**Schrader Auctions**  
800-451-2709  
[SchraderAuction.com](http://SchraderAuction.com)