

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered in 2 individual tracts and as a total 3.6-acre unit. There will be open bidding on both tracts and combination during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWN PAYMENT:** 10% down payment on the day of auction for individual tracts or combinations of tracts. 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:** 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.

**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(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place on or before 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller(s).

**POSSESSION:** Possession at closing.

**REAL ESTATE TAXES:** Seller will pay 2017 taxes due in 2018.

**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 acreages, 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 or where new boundaries are created by the tract divisions in this auction. 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. Combination purchases will receive a perimeter survey only.

**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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**NOVEMBER 2017**

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		

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*Kendallville, Indiana*  
Kimmel Shores South Little Long Lake  
Noble County • Wayne Twp.

**3.6 acres & Home**  
2 TRACTS



ONLINE BIDDING AVAILABLE

**ABSOLUTE REAL ESTATE & AUTOMOBILES**  
**AUCTION**  
**SATURDAY, NOVEMBER 11 • beginning at 10:00 AM**





**Kimmel Shores South  
Little Long Lake  
NOBLE COUNTY  
WAYNE TOWNSHIP**

# ABSOLUTE REAL ESTATE & AUTOMOBILES AUCTION

*Kendallville, TN*  
**SATURDAY, NOVEMBER 11 • beginning at 10:00 AM**



**PROPERTY LOCATION:  
1112 Richard Road  
Kendallville, IN 46755**

Located north of US 6 on Riley Road, 1/3 mile to Wayne Road, then west to Richard Road, then north to auction.

**Property consists of 3558 sq ft home on 2.2 acres and a 1.4 acre wooded tract**

**TRACT 1: 2.2 acres.** House is modern style 2 story home with 4 bedrooms and 3½ baths with large entertainment /great room with a kitchen area and also has 3 large skylights and lots of Windows on 3 sides. Several patio doors on the



*Inspection Dates:*  
**Tuesday, October 17<sup>th</sup> • 4-6pm**  
**Friday, October 27<sup>th</sup> • 4-6pm**  
*Or by appointment with auctioneers*



east side open to a large composite deck that wraps around the east side of the house overlooking the woods. This home also offers a large family room with gas fire place that opens up to the large patio on the west side of the home. There also is a galley kitchen off of the dining room that also connects to the den which also has a cut stone gas fireplace. Some other amenities include 2 car attached garage, cedar lined closets, wet bar, natural gas and elect heat and central

**TRACT 2: 1.4 acres** mostly wooded.

**AUTOMOBILES WILL SELL AT 10:00 SHARP**



- 2006 Lincoln Towncar, leather interior, V8 eng.
- 2004 Lincoln Towncar
- 1998 Oldsmobile 98 Regency Brougham, 140k miles, V6 eng.



**ONLINE BIDDING AVAILABLE**  
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com).  
**You must be registered One Week in Advance** of the Auction to bid online.  
For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.

**OWNER:  
ESTATE OF  
SALLY L KRAUSE**

**AUCTION MANAGERS:** Dean Rummel, 260-343-8511 & Robert Mishler, 260-336-9750

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