

# Terms & Conditions

**PROCEDURE:** The property will be offered at online only auction. Minimum bidding increments will be redefined.

**DOWN PAYMENT:** 10% down payment on the day of auction with 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 PRICE:** The Successful Bidder will be required to enter into a purchase agreement immediately following the close of the auction. The Seller has a right to accept or reject any bid.

**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 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 2021 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 approximate and 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

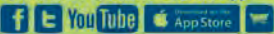
subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, & 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.



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## Online Only REAL ESTATE AUCTION

7620 W 325 N, Larwill, IN • Whitley Co, Etna Troy Twp

**BIDDING STARTS:** Saturday, July 3 at 9am | **BIDDING ENDS:** Tuesday, July 6 at 6pm

**8.205±**  
**acres**  
Offered in 1 Tract

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7620 W 325 N, Larwill, IN  
West of Columbia City  
East of Piercetown  
Whitley Co, Etna Troy Twp



### FEATURES

- Roomy Hilltop Home, 3 Bedroom 2 Bath
- Beautiful Wooded Setting
- 4 Seasons' Room and Large Elevated Back Deck
- Above Ground Swimming Pool
- Large 2 Story Pole Building
- Excellent Hunting, Manicured Trails

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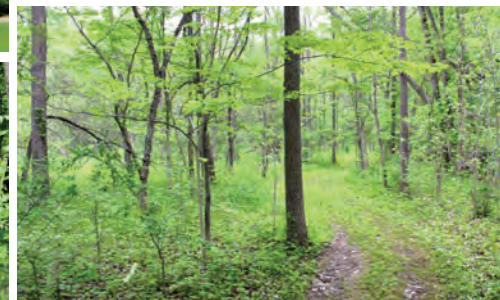
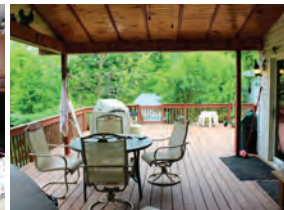
**620 W 325 N, Larwill, IN 46764**  
 1.5 Miles East of Pierceton and 6 miles West of Columbia City on US 30 to SR 5 at Larwill, turn north on SR 5, 2 miles to CR 325 N then turn west 3/4 mile to the property.

## 8.205± acres Offered in 1 Tract

**Spacious Hilltop Home, Beautiful Wooded Setting, Excellent Hunting, Manicured Trails, Meandering Creek bordering East Property Line.**

Featuring a 2,264± sq. ft. of finished living space, beautiful well maintained 3 bdrm, 2 ba country home, kitchen with appliances, spacious living room, family room with fireplace, dining area/breakfast room, pass-thru laundry with large pantry opens into a newer four seasons room. Enjoy the large elevated deck with room for company, hot tub and gorgeous scenic views, all connected to the above ground swimming pool. 2-Story pole building with room upstairs for entertaining in large wide open area, or tons of room for storage/hobbies in the insulated ready for heat/ac space. Below is great for cars, hobbies, atv's, workshop or extra storage. Also has a chicken coup and an additional storage shed. Great place to raise children, retire, hunt, ride and enjoy nature and wildlife, and 50± walnut trees.

**OWNERS:** Jim & Sandra Gorski



**OPEN HOUSE / INSPECTION DATES:** Sunday, June 6 • 4:30-6:00 pm  
 Wednesday, June 9 • 5:00 – 6:30 pm | Sunday, June 13 • 4:30 - 6:00 pm

**800.451.2709**  
**SchraderAuction.com**

**AUCTION MGRS: GARY BAILEY • 260.417.4838 | PHIL WOLFE • 260.248.119**

CALL AN AUCTION MANAGER FOR A PRIVATE INSPECTION