

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 individual auction. Minimum bidding increments will be pre-determined.

DOWN PAYMENT: \$10,000 down payment on the day of auction. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. Earnest money should be wired to auction company the day after the sale.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements 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 the appropriate deed. Closing: The targeted closing date will be approximately 45 days after the auction.

POSSESSION: Possession shall be delivered at closing. 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. 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: Acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: There will be no new survey. Seller, Inc. and its representatives are exclusive agents of the AGENCY: Schrader Real Estate & Auction Company.

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. 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SCHRADER Real Estate and Auction Company, Inc.

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

AUCTION MANAGER: JASON SLONAKER

574-952-2861

Jason Slonaker, RB25000571 • Schrader Real Estate and Auction Company, Inc., B0090700041 • Schrader Real Estate and Auction Company, Inc., AC63001504



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Timed Online Auction

Peaceful Country Homestead on 2.6± Acres

Marshall County, IN



Auction

Peaceful Country Homestead on 2.6± Acres

Marshall County, Indiana

- 4-Bedroom Country Home
- 2.6± Acres on a Quiet Country Corner
- Wooded Area with Trails
- Two-Car Divided Garage with Loft
- Large Red Barn with Metal Roof
- Endless Potential



Bidding Closes: Wednesday, November 19th at 6pm EST

Bidding Opens: Friday, November 14th at 12 Noon EST

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Marshall County, Indiana

Timed Online AUCTION

Peaceful Country Homestead on **2.6[±] Acres**

PROPERTY LOCATION: 7039 Tamarack Rd.,
Plymouth, IN 46563

DIRECTIONS TO PROPERTY: From Plymouth, head west on US 30 for approximately 6 miles. Turn north onto Tulip Road and continue for 0.2 miles, follow the S-curve. At this point, the roadway will be designated as Tamarack Road. Continue for an additional 0.5 miles. The property will be on the west side of the road. The property is located on the southwest corner of the intersection of Tamarack Road and 7th Road.



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Peaceful Country Living on 2.6 Acres Barn, Trails & More!

Situated on a quiet country corner, this 2.6[±] acre property offers space, privacy, and endless potential. The home features 4 bedrooms and 1 full bath across 1,472 square feet of finished living space, with a partial basement and durable metal roof. While the house could use a little work inside, it's full of character and ready for your personal touch. The septic system and furnace were both updated in 2019, providing peace of mind for key utilities.

A beautiful wooded area runs along the side of the property, complete with trails perfect for walking or ATV exploring. The rest of the land offers open space with plenty of room to roam. Outbuildings include a large, eye-catching red-sided barn with a metal roof—ideal for storage, livestock, or a workshop—and a divided two-car garage with an upstairs loft for additional storage or creative use.

Whether you're looking for a weekend escape, a fixer-upper full of charm, or a quiet homestead with room to grow, this property is a rare opportunity in a peaceful rural setting.



INSPECTION DATES:
Saturday, November 1st
9am-12pm EST
Wednesday, November 12th
4:30pm- 6:30pm EST
Call for private showings



SELLER: Marcia Firestone

AUCTION MANAGER: Jason Slonaker, 574-952-2861

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