



Lake Front Real Estate & Personal Property Auction

Online
Only



Bidding Open Now and Starts Closing
Sunday, November 27th @ 6pm



5997 Woodstrail Drive Columbia City, IN 46725



**3,646 SQ. Feet
Custom Built Home**



4 Bedrooms



3 Full Bathrooms



Open Floor Plan



Walk-Out Basement w/ Fireplace



3 Car Attached Garage



Outdoor Patio w/ Firepit & Great View of the Lake

Situated on 0.85 Acre Lot
with 100' Frontage on
Crooked Lake

Open House: Sunday, November 13th // 1-3pm

Online Only Personal Property Auction

Bidding Open Now & Starts Closing Sunday, November 27th @ 6:30pm

2013 Honda Accord, Mower, Woodworking Tools,
Paddleboat, Lake Items, Household, Furniture
& Much More!!

Visit kjauction.com for full list of items and pictures!



Deborah Baker - Owner

Auction Terms & Conditions Real Estate: \$25,000.00 nonrefundable down payment due at close of auction. Possession of Real Estate at closing. Closing to be within 45 Days of auction. Seller to Pay the taxes payable in May 2023 And buyer to assume taxes payable in November 2023 and thereafter, Estimated annual taxes \$3,378.28 W/ Exemptions. No Survey will be provided. Title search, title policy, Closing cost to be split 50/50 between buyer and seller. Not Sold Subject to Inspections. Please have inspections done Prior to day of auction Sold AS-IS WHERE-IS. Sold Subject to Seller & Sellers Representatives. Sellers have 24 hours upon closing of Auction to Accept, Reject or Counter any and all offers. \$1,000.00 online administration fee will be charged to the buyer. Not Responsible for accidents. Auctioneers Note: Any statements made day of sale take precedence over all printed matter.
Auction Terms & Conditions Personal Property: Items Located in Columbia City, IN. All descriptions believed accurate but not warranted. * Bidder inspection is encouraged Sunday November 13th 1-3PM * By placing a bid, bidder signifies that they have examined the items to their satisfaction, or that they have chosen not to personally examine them. * All Items Sold AS-IS no warranty guaranteed! * The auction company reserves the right to reject any bid at our sole discretion. * 13% Buyers Premium on a PER ITEM basis. Indiana Sales tax will apply on any Titled item. \$35.00 title processing fee on any titled item. Payments accepted: Credit cards will automatically be charged at the conclusion of the auction, All statements made the day of auction take precedence over all written matter. All Removal of items are at the buyers risk, NOT RESPONSIBLE FOR ACCIDENTS Auctioneers License: Trevor Gray (AU11500020 AC31500055)