

Terms & Conditions

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.
DOWN PAYMENT: 5% 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the sellers acceptance or rejection.

DEED: Seller shall provide a Trustees deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rate to day of closing.

SURVEY: There shall be a new survey. Survey costs shall be shared 50:50 between Buyer and Seller.

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.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. 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. 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.**

#AC63001504, #AU09200000, #AU11000010

Marshall Co., IN • North of Rochester & South of Plymouth

Real Estate Auction

Spacious 2,124± Sq. Ft. Ranch Home on 1.5± Acre Lot



950 N. Liberty Dr., Columbia City, IN 46725
 260-244-7606 • 800-451-2709

AUCTION MANAGERS:
 Gary Bailey and Gannon Troutner

800.659.9759
GaryBaileyAuctions.com

NOVEMBER 2013						
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

AC63001504, AU09200000



Marshall County, Indiana
 South of Plymouth
 Southeast of Argos
 North of Rochester
 Walnut Twp.
 in Walnut

Real Estate Auction



Spacious Ranch Home
1.5± Acre Lot
2,124± Sq. Ft • 4 Bedroom • 2.5 Bath
Attached Garage
Pole & Storage Buildings

Monday, November 11 • 6pm



800.659.9759 • GaryBaileyAuctions.com

Real Estate Auction

Marshall Co., IN - S.E. of Argos • North of Rochester & South of Plymouth

Monday, November 11 • 6pm

DIRECTIONS: 8228 20C Road, Argos, Indiana –at the intersection of SR 110 and US 31, travel east on SR 110 to Iris Road, then north 1/4 mile to 20C Road, turn right 1/4 mile to property.

AUCTION HELD ON SITE.

Spacious Ranch Home on a 1.5± acre lot with a 25' x 37' attached garage and screened in porch and office area with heating and cooling, ideal for a work room, hobbies or office area. The home features 2124± square feet of living area on the main floor, with a 132± square foot basement with a cold storage. This home has 4 Bedrooms, 2.5 Baths, Coppes Kitchen and Dining and Desk Area, Cooking Fireplace including an indoor grill and wrought iron cooking arm with kettle for open flame cooking. The fireplace wall was made with bricks from the old Argos High School. The large Living Room is open to the Kitchen and Dining Area and Fireplace wall. The home has a high efficiency furnace and central air (both 3 years old), 200 amp service, 2 water heaters, central vac system and Kinetico water softener. The roof of the home is approx. 6 years old. The large pole building is approx. 35' x 80' with a 25' x 40' addition with concrete floors and multiple overhead doors. There is also a 16' x 20' building for additional storage. **Parcel ID 502331000012000015**

Come bid your price on this home and building on a large lot with room for 4-h projects, recreation or potential business location.



OPEN HOUSES
Saturday, October 12, 12:30-2
Monday, October 14, 4-5:30
For a private inspection call the sale managers.

OWNER: Marjorie B. South Trust
AUCTION MANAGERS: Gannon Troutner 574-354-7822
& Gary Bailey 800-659-9759
www.GaryBaileyAuctions.com
gary@garybaileyauctions.com or gannon@garybaileyauctions.com

 **SCHRADER**
Real Estate and Auction Company, Inc.