

- Warsaw Schools
 - Prairie Township
 - Site
 - Potential Building
 - Recreation
 - Hunting and
 - Woods
 - Land
 - Productive, Tillable
- WARSAW, IN**
KOSCUSKO CO.

WEDNESDAY, MAY 28 • AT 6:30 PM

63.59 acres

offered in 1 tract

AUCTION

Real Estate

ONLINE BIDDING AVAILABLE



800.659.9759

www.GaryBaileyAuctions.com

MAY 2014											
SUN	MON	TUE	WED	THU	FRI	SAT	3	2	1	8	9
4	5	6	7	14	15	16	17	18	19	20	21
25	26	27	28	29	30	31	24	23	22	21	20



AC63001504, AU09200000

AUCTION MANAGER:
Gary Bailey • 800-659-9759
phone: 260-244-7606 • 800-451-2709
950 North Liberty Dr., Columbia City, IN 46725



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WARSAW, INDIANA
KOSCUSKO COUNTY

63.59 acres

offered in 1 tract

TERMS AND CONDITIONS
PROCEDURE: The property will be offered as a total unit.
DOWN PAYMENT: 10% of the accepted bid as down payment on the day 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 CONFIRMED UNLESS 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 Trustee's deed. EVIDENCE OF TITLE: Seller shall provide lined 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-rata to day of closing
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.
ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide an existing August 16, 2011 survey.
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. Tract acreage has been estimated based on aerial photographs. 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, inquiries, and due diligence 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, either express or implied, or arising by operation of law, including any 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 MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.



Real Estate AUCTION

63.59[±] acres

WEDNESDAY, MAY 28 • AT 6:30 PM

**1 Tract • Productive, Tillable Land • Woods
Hunting and Recreation • Potential Building Site
Warsaw Schools**

WARSAW INDIANA • KOSCIUSKO CO. • PRAIRIE TOWNSHIP

Auction Location: On Site

Property Location:

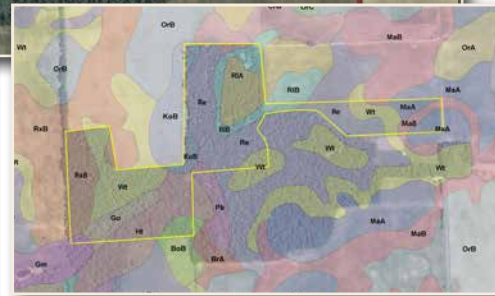
From Warsaw, Indiana at US 30 and SR 15 travel west 4.6 miles to CR 500 W, then turn north 2 miles.

Tract Information:

Approximately 12 productive tillable acres and over 53 acres of woods includes a 2012 Stookey built 40'x24' pole building with a 20'x8' lean-to and a 26'x16' hunters cabin with front porch. Most of the property is surrounded by a perimeter fence. Don't miss this opportunity to own this unique Nature lovers and hunters paradise. Enjoy the off the road seclusion, scenic views, abundant wildlife and meandering creek with recent installed bridge.

*Great potential building site
near town and schools.*

**PROPERTY
INSPECTION DATES:**
Sunday, May 4 • 1-3 PM and
Saturday, May 10 • 10 am-12 noon
Call for private inspections



SOIL MAP	
Soil Symbols	Name
Re	Rensselaer loam
Wt	Whitaker loam
RxB	Riddles-Ormas-Kosciusko complex
Ht	Houghton muck
RIA	Riddles fine sandy loam, 0-2% slopes
RIB	Riddles fine sandy loam, 2-6% slopes
Go	Gravelton loamy sand
KoB	Kosciusko sandy loam, 2-6% slopes
MaA	Martinsville sandy loam, 2-6% slopes
MaB	Martinsville sandy loam, 2-6% slopes



OWNERS: John & Deborah Sadler Revocable Trusts

SALE MANAGER:
Gary Bailey
800-659-9759 (office)
574-858-2859 (cell)

SCHRADER
Real Estate and Auction Company, Inc.
www.GaryBaileyAuctions.com



**ONLINE BIDDING
AVAILABLE**

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

