

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.

DOWN PAYMENT: 10% 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 PRICE: 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Sellers will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 days of proof of market-

able title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing on non-tillable land and after harvest of crops on tillable land.

REAL ESTATE TAXES: The Seller shall pay the 2013 real estate taxes, due in 2014. Pro-rated 2014 to date of closing.

DITCH ASSESSMENTS: The Buyers shall pay the 2015 ditch assessments.

SURVEY: There will be no survey the property has an existing legal description.

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. No guarantee

as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, 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 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 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.

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
AUCTION MANAGER: Gary Bailey
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AUGUST 2014						
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	31

Real Estate
AUCTION
Warsaw, Indiana • Kosciusko County
1/4 Mile East of Big Chapman Lake

21.98± Acres
Offered as 1 Tract

- Great Potential Building Site
- Productive Farmland
- Investment Property
- Warsaw Schools



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GaryBaileyAuctions.com

Held at the Meeting Place
475 Anchorage Rd. - Warsaw, IN

TUESDAY, AUGUST 5 • 6PM

Real Estate

AUCTION

TUESDAY, AUGUST 5 • 6PM

Warsaw, Indiana • Kosciusko County

1/4 Mile East of Big Chapman Lake

21.98±
Acres

Offered as 1 Tract

PROPERTY LOCATION: From Warsaw on SR 15, 1-1/4 mile north of US 30 to CR 350 N turn east 1.5 miles to CR 100 E, then turn north 1 mile to CR 450 N, turn east to CR 375 E, turn south to CR 400 N turn east 1/2 mile to curve CR 400 E then south 1/4 mile to property on west side of road.

AUCTION LOCATION: The Meeting Place, 475 Anchorage Road, Warsaw, Indiana. South of US 30 on SR 15, 1/4 mile to Anchorage Road at Farmers State Bank turn east to second drive on north.

TRACT INFORMATION

TRACT #1: 21.98 Acres, mostly tillable productive land, excellent potential building site or investment property.

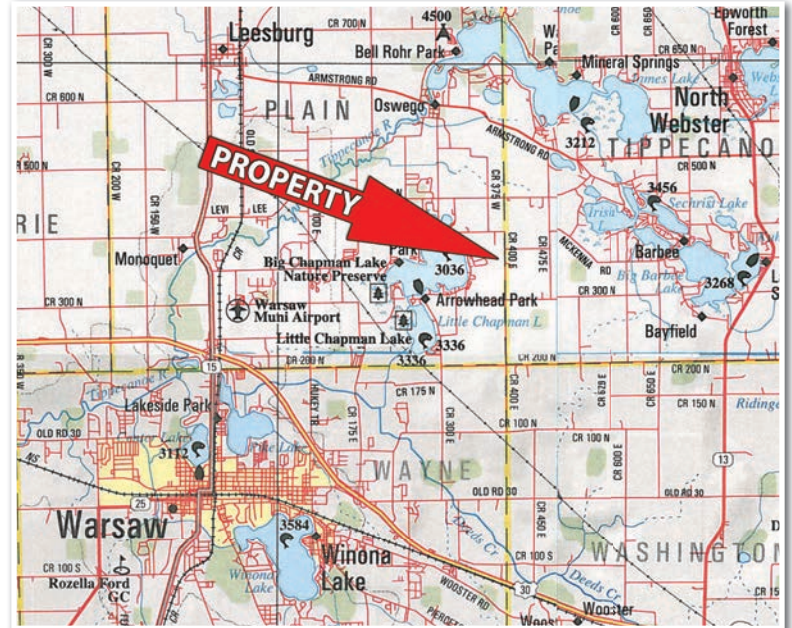
OWNER: Leslie and Marta Konkle

SALE MANAGER: Gary Bailey 800-659-9759

Email: gary@GaryBaileyAuctions.com

www.GaryBaileyAuctions.com

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INSPECTIONS:

Call the sale manager
for private inspections.