

## TERMS AND CONDITIONS

**PROCEDURE:** Tracts 1-3 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Property will be bid in the manner resulting in the highest total sale price.

**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 PRICES:** The successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are 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:** Seller shall provide a Warranty 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. Sellers shall not be responsible for any closing costs incurred due to Buyer(s) securing financing.

**POSSESSION:** at closing. Subject to harvest of crops.

**REAL ESTATE TAXES:** Taxes shall be prorated to the 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:** There shall be no new survey, as all Tracts have existing legal descriptions.

**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 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.

**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.**

**STOCK PHOTOGRAPHY:** Some crop photos are for illustrative purposes only and were not taken on the auction property.

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

950 N. Liberty Drive

Columbia City, IN 46725

260-244-7606 • 800-451-2709

AUCTION MANAGER: Gary Bailey

#AC63001504, #AU09200000



MAY 2015						
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						

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SILVER LAKE, IN  
West of Silver Lake, Northeast of Akron  
Kosciusko Co.  
Seward Twp.

**141.74±**  
*Acre*

OFFERED IN  
3 TRACTS

TILLABLE LAND  
POTENTIAL BUILDING SITES  
RECREATION

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

real estate

**AUCTION**

MONDAY, MAY 18 • 6 PM

at South Pleasant United Methodist Church, North Manchester, IN



# 141.74± Acres

## TILLABLE LAND · POTENTIAL BUILDING SITES · RECREATION

real estate

# AUCTION

## MONDAY, MAY 18 · 6 PM

SILVER LAKE, IN • KOSCIUSKO CO. • Seward Twp. • Tippecanoe Valley Schools

**PROPERTY LOCATION:** From Silver Lake, IN at SR 15 travel west 3.5 miles to CR 675 W frontage on SR 14 and CR 675 W.

**AUCTION LOCATION:** At South Pleasant United Methodist Church, 5064 West 1400 North, North Manchester, IN. 3 Miles south of SR 14 on SR 15 to CR 1400 N. (Leffel Road)



**OWNER: THE THELMA STREIFLER TRUST**

**SALE MANAGER: Gary Bailey**  
574-858-2859 or 800-659-9759

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**1-800-659-9759**  
**GaryBaileyAuctions.com**



**INSPECTIONS:**  
Walk over, or call the  
sale manager for  
private inspections  
- 574-858-2859 or  
800-659-9759

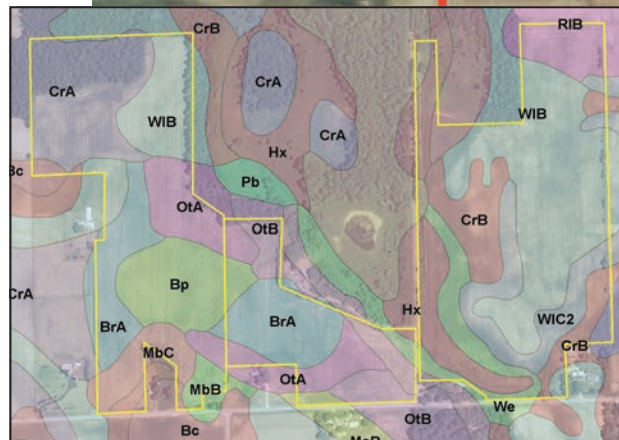
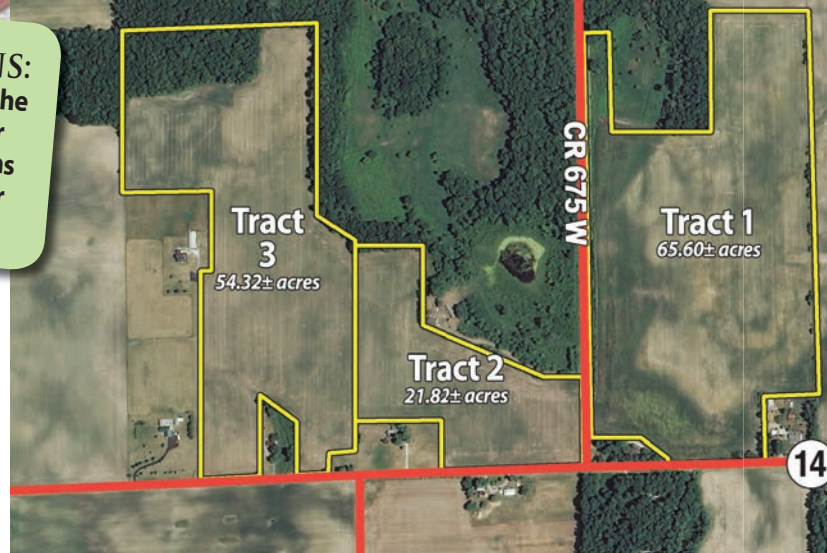
### TRACT INFORMATION:

**TRACT 1: 65.60± Acres.** Approximately 59.5 tillable acres, excellent potential building site, and road frontage on SR 14 and CR 675 W.

**TRACT 2: 21.82± Acres.** All tillable, great potential building site, frontage on SR 14 and CR 675 W.

**TRACT 3: 54.32± Acres,** approximately 46 tillable acres, 8 acres of woods, and recreational land at the back of this tract. Road frontage on SR 14.

*Buyers shall receive a credit at closing of \$175.00 per acre for tillable acres of land on each tract for a total of 126.5 tillable acres.*



### SOIL TYPES

Code	Soil Name
WIB	Wawasee fine sandy loam
BrA	Bronson sandy loam
CrA	Crosier loam
OtA	Ormas loamy sand
CrB	Crosier loam
Bp	Brady sandy loam
WIC2	Wawasee fine sandy loam
Hx	Houghton muck, drained
We	Washtenaw loam
MbC	Metea loamy sand
RIB	Riddles fine sandy loam
OtB	Ormas loamy sand

