

## Real Estate Auction Terms & Conditions

**PROCEDURE:** The property will be offered at oral auction.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made 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.

**ACCEPTANCE 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. Seller reserves the right to reject any and all bids.

**EVIDENCE OF TITLE:** Seller shall provide

an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed.

**TAXES:** Pro-rated to day of closing.

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession day of closing, after 2015 harvest on cultivated acreage.

**REAL ESTATE TAXES:** Real Estate Taxes will be pro-rated to the day of closing.

**SURVEY:** The existing perimeter survey will be provided to the buyer.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are

exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to

verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the persons' credentials, fitness, etc. All ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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SEPTEMBER 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			

Warsaw, IN  
• Large Remodeled Home  
• Beautiful Country Setting  
3.5± Acres

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Thursday, September 17 • at 6:00 pm

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



- Large Remodeled Home
- Beautiful Country Setting

**3.5±  
Acres**

Warsaw, IN

**AUCTION**

September 17  
at 6:00 pm

Auction held on site at  
**3973W 500N, Warsaw, IN 46582**

Property located south of Leesburg on SR 15 to 600 N, then west 4 miles to 400 W. Turn south 1 mile to 500 N. Property is at the intersection of 400 W and 500 N.

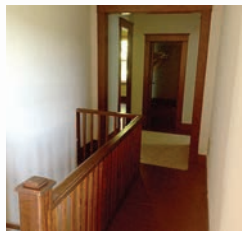
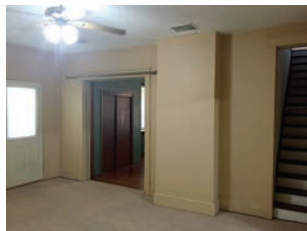
*Kosciusko County, Prairie Township*

*Warsaw High School, Madison Elementary School*

Property consists of large, older, remodeled, very clean home located on 3.5± acres. Beautiful country setting with plenty of mature trees and yet lots of open space for your livestock and outdoor interests. Home consists of approximately 2370 sq. ft. living area with small basement. Inside are 4 bedrooms, 1 bath, utility, kitchen, living and family rooms. It also has an attached 24x30 2 car garage. Enjoy the endless possibilities of this country property.



**Open House:**  
THURSDAY, AUGUST 27 • 4-6 PM  
THURSDAY, SEPTEMBER 3 • 4-6 PM



**DONALD AND LILY MILLER, OWNERS**  
Auction Manager: Lee Beer

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