

# AUCTION TERMS AND CONDITIONS

**PROCEDURE:** The Property will be as a total unit.  
**DOWN PAYMENT:** 10% of the accepted bid as 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 Warranty deed.

**EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase price.  
**CLOSING:** Closing shall take place 30 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:** There shall be no 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 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.** 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 are 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 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 persons credentials, fitness, etc. All decisions of the auctioneer are final.  
**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



950 N. Liberty Dr., Columbia City, IN 46725  
**Auction Manager:**  
 Gary Bailey 800-659-9759  
 #AC63001504, #AU09200000

FEBRUARY 2016						
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					



**800-659-9759**  
**garybaileyAuctions.com**



## REAL ESTATE AUCTION

48± ACRES  
 1 TRACT

MARSHALL COUNTY, IN • NORTH TOWNSHIP

THURSDAY, FEBRUARY 11 @ 6PM  
 at the VFW Post in Bremen, Indiana

- Woods • Hunting and Recreation
- Acreage for pasture or food plot
- Potential Building Site

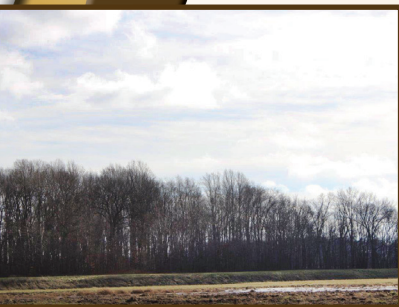




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COUNTY, IN**  
NORTH  
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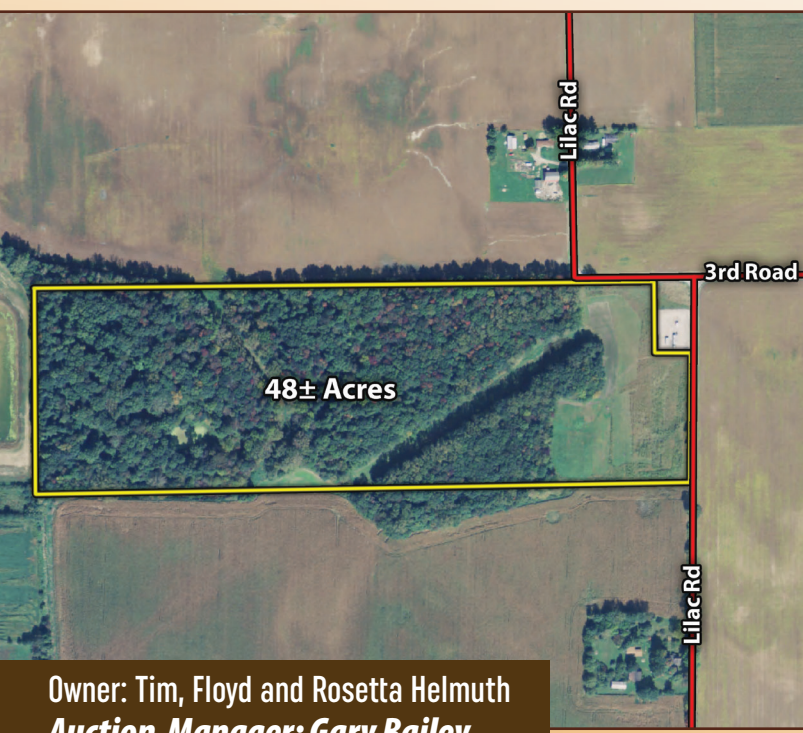
**PROPERTY LOCATION:** ¾ Mile east of US 31 on US 6 to Linden Road. Turn south 1 mile to 3rd Road then turn west ¼ mile to the intersection of 3rd Road and Lilac Road.

**AUCTION LOCATION:** The Bremen VFW/American Legion - 1750 W Plymouth St, Bremen, IN 46506

## TRACT INFORMATION:

**48± ACRES:** 40± acres of Woods with approximately 8 open acres for potential building site, pasture or food plot. Nature lover or hunters paradise. Great potential building site. Road frontage on Lilac Road and 3rd Road. Excellent location Just off US 31 and US 6. Southeast of Lapaz, North of Plymouth and West of Bremen, in Marshall County.

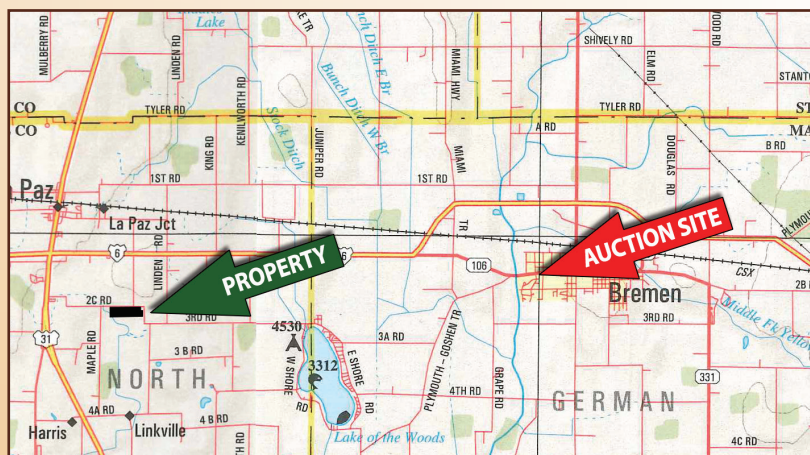
## MAPS:



**Owner: Tim, Floyd and Rosetta Helmuth**  
**Auction Manager: Gary Bailey**



**Walk over inspections welcome.**  
**Call for private inspections**



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

**800-659-9759**  
**WWW.GARYBAILEYAUCTIONS.COM**

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brochure & more pictures!**