

TERMS AND CONDITIONS

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

DOWN PAYMENT: 5% 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 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 15 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rate to day of closing.

SURVEY: There shall be no new 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. 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, inquires, 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.**



Waterfront Ranch Home & Insulated Pole Building

1 Acre Lot • Kosciusko County



950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709
Auction Manager: Gary Bailey, 1-800-659-9759
gary@garybaileyauctions.com
#AC3001504, #AU920000

Follow us on:



MAY 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	30	31				

800-659-9759 • 260-417-4838
www.GaryBaileyAuctions.com

4734 E Armstrong Road, Leesburg, IN

Kosciusko County, Tippecanoe Townsuiip • Wawasee Schools

AUCTION



Waterfront Ranch Home and Insulated Pole Building on 1 Acre Lot



ONLINE BIDDING AVAILABLE



Monday, May 2 • 6pm

Auction held on site



Waterfront Ranch Home and Insulated Pole Building on 1 Acre Lot

4734 E Armstrong Road, Leesburg, IN

Kosciusko County, Tippecanoe Township • Wawasee Schools

AUCTION

Monday, May 2 • 6pm

Auction held on site.

DIRECTIONS: 5 Miles east of Leesburg or 3 Miles west of SR 13 on Armstrong Road just east of CR 475 on the north side of the road

HOME ON A 1± ACRE LOT with a 28'x40' pole building, insulated and 2 overhead doors (great for storage or hobbies). The home features 1184± square feet of living area, on a crawl space. This home has 2 bedrooms, master bedroom with half bath and walk in closet, eat-in kitchen w/ Frigidaire appliances, spacious contemporary wood cabinetry w/ island. Great waterfront views from the kitchen and family room. Concrete patio, water softener, gas forced air heat and central air. Room for pets, children and garden. Fishing just a few steps from your back door.

COME BID YOUR PRICE ON THIS HOME & LARGE LOT.

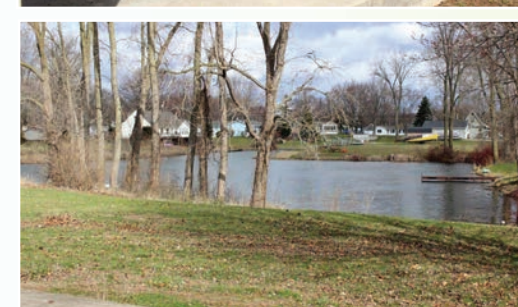
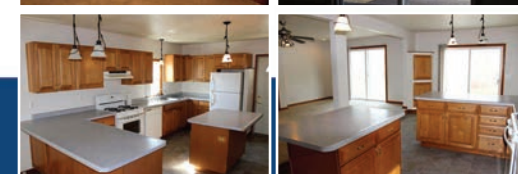
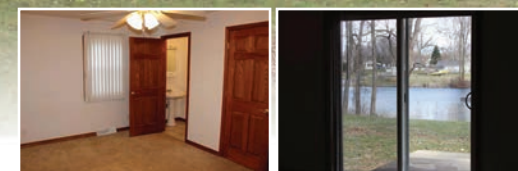
OWNER: JODY PERDOMO

AUCTION MANAGER: Gary Bailey 800-659-9759, gary@garybaileyauctions.com



800-659-9759

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 Schrader Auction Co. at 800-451-2709.