

**TERMS AND CONDITIONS**  
 PROCEDURE: Tracts 1 & 2 will be offered in individual tracts, or as a total unit. There will be sold in the manner resulting in the highest open bidding on both tracts. The property will be sold in the manner resulting in the highest total sale price. Tract #2 is a swing tract and must be purchased by an adjoining land owner or in combination with Tract #1.  
 DOWN PAYMENT: 10% of the accepted bid as down payment on the day 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 Trustee's 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-rata to day of closing.  
 DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.  
 ACRESAGE: 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 each parcel has an existing legal descriptions.  
 EASEMENTS: The sale of the property is subject to any and all easements of record.  
 DISCLAIMER AND ABSENCE OF WARRANTIES: The sale of the property is subject to any and all easements of record.  
 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 any 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 PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

KOSCUSKO CO., PRAIRIE TOWNSHIP • WARSAW SCHOOLS

33.64±  
ACRES

IN 2 TRACTS

LAND AUCTION

Tuesday, May 10 @ 6pm  
 at Creighton Brothers Crazy Egg Cafe

SCHRADER  
 Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725

Auction Manager:  
 Gary Bailey 800-659-9759  
 #AC63001504, #AU09200000

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

GaryBaileyAuctions.com

Follow us on:

IAA AUCTIONEER NAA AUCTIONEER

YouTube

Get our new iOS App

KOSCUSKO CO., PRAIRIE TOWNSHIP • WEST OF WARSAW • WARSAW SCHOOLS

33.64±  
ACRES

IN 2 TRACTS

SCHRADER  
 Real Estate and Auction Company, Inc.

Tuesday, May 10 @ 6pm

• Abundant Wildlife

• Hunting & Recreation

• Potential Building Site

Auction Location : at Creighton Brothers Crazy Egg Cafe - Warsaw, IN

ONLINE BIDDING  
 AVAILABLE





# LAND AUCTION

Tuesday, May 10 @ 6pm

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

**33.64<sup>±</sup>**  
**ACRES**  
**IN 2 TRACTS**

**Woods • Hunting & Recreation**  
**• Potential Building Site**

**PROPERTY LOCATION:** From Warsaw Indiana at US 30 and SR 15 travel west 3 miles on US 30 to CR 350 W, then turn south on CR 350 W on East side.

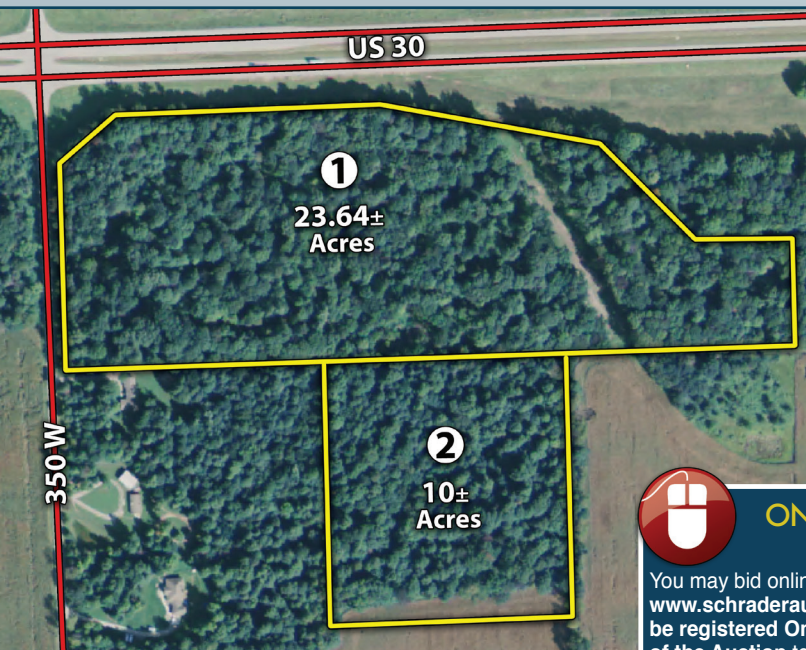
**AUCTION LOCATION:** Creighton Brothers / Crazy Egg Cafe, 4217 W. Old Road 30, Warsaw Indiana, 46580. West of Warsaw on US 30 To CR 350 W, turn south 1.5 miles to Old Road 30 then turn west 3/4 mile.

## TRACT INFORMATION:

**Tract 1, 23.64<sup>±</sup> Acres**, Nearly all wooded. Don't miss this opportunity to own this unique Nature lovers and hunters paradise, abundant wildlife and great potential building site near town and schools.

**Tract 2, Swing Tract, 10<sup>±</sup> Acres** all wooded; this tract may only be purchased with Tract 1 or by an adjoining land owner.

## MAPS:



**Owner: The Earl Berkey Revocable Trust**  
**Auction Manager: Gary Bailey**

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



**Call for private inspections**



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.

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

**Call or Visit our Website for brochure & more pictures!**