

- Lake front & channel front
- Woods & Recreational
- Excellent hunting & fishing
- Potential non-wooded and wooded building sites

# REAL ESTATE AUCTION

32.42± ACRES in 3 tracts

SATURDAY, MAY 7 @ 10AM

800-659-9759  
GaryBaileyAuctions.com

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MAY 2016

Auction Manager:  
Gary Bailey 800-659-9759  
#AC63001504, #AU092000000

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

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proof of merchantable title. POSSESSION: at closing. REAL ESTATE TAXES: Seller shall pay the 2015 taxes due in 2016. Buyer shall pay all taxes thereafter. 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: The Seller shall provide a new survey where there is no existing legal description. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer 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:

TERMS AND CONDITIONS  
PROCEDURE: Tracts 1 - 3, will be offered in individual tracts, or as a total unit. There will be open bidding on all tracts. The property will be sold 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 APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's 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



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For a private real estate inspection, call the auction manager



**PROPERTY LOCATION:** North of Pierceton, Indiana on SR 13 to Old US 30, turn east 1.5 miles to CR900 E, then turn north 1 mile to Adams Rd. then turn east 1 Mile, Tracts 2 & 3 on EMS R4LN.

**AUCTION LOCATION:** At the Pierceton American Legion, 104 N, 1st St., on SR 13 south of US 30 downtown Pierceton.

## TRACT INFORMATION:

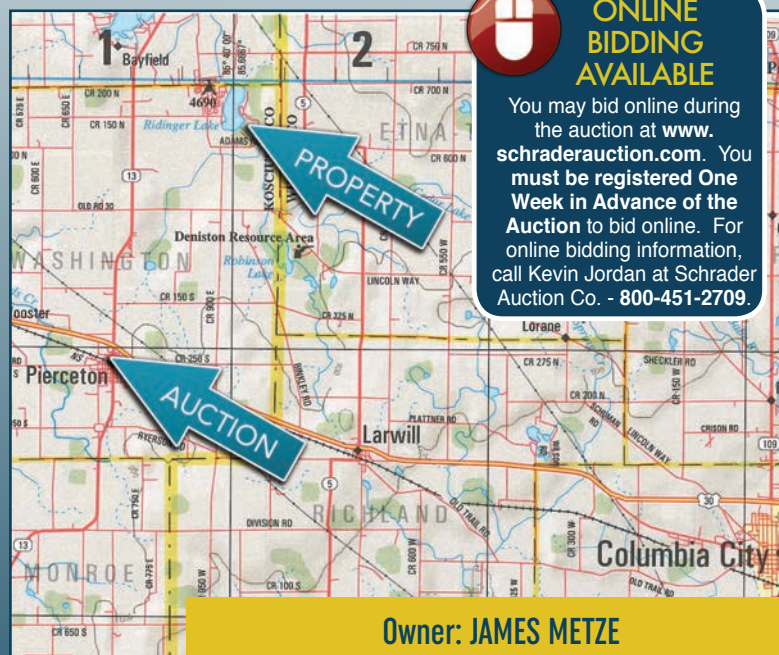
**TRACT #1: 8± Acres**, Excellent potential building site on gently rolling and nearly all wooded parcel, with 630' of channel front on Elder Ditch. 75' of frontage on Adams Road and EMS R4LN. Ingress egress easement shall be granted to the buyer of tract 1 across the existing entrance on tract 2 from adams road.

**TRACT #2; 8± Acres** on EMS R4LN with great potential hillside building site, scenic views, and room for pasture.

**TRACT #3; 16.42± Acres**, approx. 8 acres of woods; this tract offers great grassland, wetlands, wooded areas and is loaded with

deer and other wildlife for hunting and fishing. Potential building site with approximately 850' of lake front on Ridinger Lake. There is CRP Land on this parcel, payments will be made to the new buyer annually until the end date of the CPR contract in 2020.

## MAPS:



## 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

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[WWW.GARYBAILEYAUCTIONS.COM](http://WWW.GARYBAILEYAUCTIONS.COM)

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Owner: JAMES METZE  
Auction Manager: Gary Bailey

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