

## TERMS AND CONDITIONS

**PROCEDURE:** Tracts 1 and 2 will be offered in individual tracts, or as a total unit. There will be open bidding on both 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 arranged financing, if needed, and are capable of paying cash at closing.**

**APPROVAL OF BID PRICES:** The successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The bid price is subject to the Sellers acceptance or rejection. Purchase agreements will be signed by the registered bidder only.

**DEED:** Sellers will provide a Trustees' deed.

**EVIDENCE OF TITLE:** Sellers will provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** The Seller shall pay the 2015 real estate taxes, due in 2016. The 2016 taxes due in 2017 shall be pro-rated using the most recent available tax information.

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. 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 not 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:** 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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. 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.**



**SCHRADER**  
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Auction Manager:

Gary Bailey, 1-800-659-9759

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**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				

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# WARSAW, IN

## Harrison Twp., Kosciusko County

SOUTHWEST OF WARSAW  
NORTHEAST OF MENTONE

Pole Building Home • Woods • Pasture  
Excellent Potential Building Site  
Hunting • Fishing • 4 Ponds

# REAL ESTATE AUCTION

## TUESDAY, MAY 31 • 6 PM

ONLINE BIDDING AVAILABLE

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

34.69 ± Acres

**WARSAW, IN**  
Harrison Twp., Kosciusko Co.  
Southwest of Warsaw • Northeast of Mentone

REAL ESTATE  
**AUCTION**

**TUESDAY, MAY 31 • 6 PM**

**PROPERTY LOCATION:**

**6000 W 200 S, Warsaw, IN.** South of Warsaw on SR 25 to CR 200 S turn west 4.5 miles on 200 S & 600W - Or - North of Mentone on SR 19 to CR 200 S then turn east 4.5 miles.

**AUCTION LOCATION:**

Held on site on Tract 1.

**PROPERTY INFORMATION:**

**TRACT #1: 19 Acres.** Gently rolling land: 11± Wooded acres teaming with wildlife and manicured trails, 9± acres of pasture, 3 stocked and professionally managed ponds, and professional style target range. Back off the road is a secluded pole building with living quarters (with native tulip poplar): full kitchen, living and dining areas, full bath, 2 Bedroom loft, separate guest bed area, 19' x 32' covered patio, small storage building, and 2 carport canopies for storage. There is approximately 4,384 sq. ft. under roof. The living area is 1280 sq. ft. and the balance is split into 2 areas. The first area is a large heated and insulated area with bar and grill and room to entertain or for storage with an outside entry and overhead door. The second area is a large equipment and tool storage area with ample overhead storage and large entry doors. Two 4" wells with one at the ponds to keep water levels adjusted. Abundant wildlife, fishing, excellent hunting and recreation - great for ATV's, hunters, wildlife enthusiast, fishermen. Make this your dream home or your home away from home. 50' of frontage on CR 200 S.

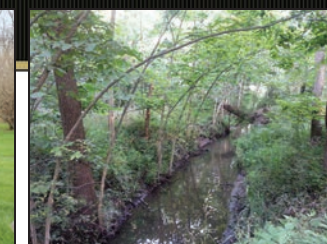
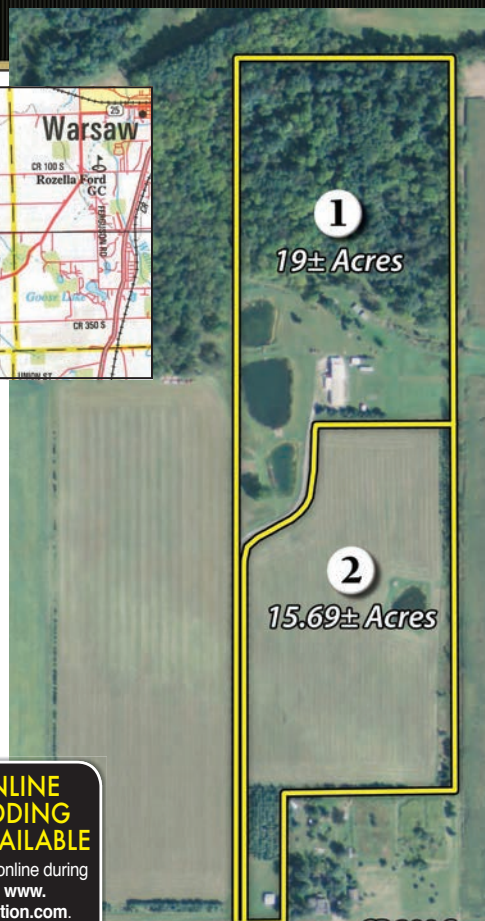
**TRACT 2: 15.69 acres.** Great potential building site w/ pond & windmill, ½ acre planted pines & hardwoods, small storage building, the rest in pasture. The pasture area is rented for the hay season. If the buyer plans to build on this tract before the last cutting of hay, a buy-out for the home site may be negotiated with the tenant. 100± ft. of road frontage on CR 200 S.

PARCEL ID# 013-110-003

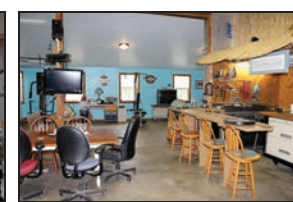
**OWNERS: MAURICE AND SUE GUIFF LIVING TRUST**

SALE MANAGER: Gary Bailey 1-800-659-9759, Email: gary@GaryBaileyAuctions.com

**SCHRADER** 800-659-9759  
Real Estate and Auction Company, Inc. **www.GaryBaileyAuctions.com**



**Inspections  
Dates:**  
**Sun., May 1, 1-3 PM &  
Wed., May 4, 4:30-6 PM.**  
*Call the sale manager  
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 Schrader Auction Company at 800-451-2709.

