

TERMS & 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. Seller has the right to accept or reject any bid(s).

DEED: Seller shall provide a Personal Representatives

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 will be a new survey. Survey costs shall be shared 50:50 between the buyer and seller.

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. **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. 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 con-

tained 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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Real Estate and Auction Company, Inc.

950 North Liberty Dr., Columbia City, IN 46725



REAL ESTATE AUCTION
LEESBURG, IN

AUCTION MANAGER:

Gary Bailey • 800-659-9759

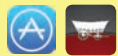
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JULY 2017						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
						8
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9	10	11	12	13	14	22
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23	24	25	26	27	28	29
30	31					

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AUCTION

REAL ESTATE

SATURDAY
JULY 15 • 10 AM

2 STORY COUNTRY
HOME ON 3 ACRES!

3254 W 600 N,
LEESBURG, IN

KOSCIUSKO COUNTY • PRAIRIE TOWNSHIP
NORTHWEST OF WARSAW
WEST OF LEESBURG



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LEESBURG, IN
KOSCIUSKO CO.
PRAIRIE
TOWNSHIP



SATURDAY, JULY 15 • 10 AM

AUCTION

REAL ESTATE

PROPERTY LOCATION: 3254 W 600 N, Leesburg, IN 46538. On the south edge of Leesburg, on SR 15 Turn West on County Road 600 N, 2 3/4 Miles to the property on the north side of the road just past County Road 300 W.

AUCTION LOCATION: On Site

DESCRIPTION:

2 Story 2166 sq. ft. Country Home and Garage on 3 Acres, 2 1/2 baths, 3 bedrooms. Master with walk-in closet and shared bath, second bedroom has half bath. Eat in kitchen with appliances, large open living room, front den or office, laundry room with folding counter, basin sink, closet and washer and dryer. Wrap around front porch. Great for growing families or retirees with hobbies. Excellent location northwest of Warsaw and east of Leesburg, Madison Elementary, Edgewood Middle School and Warsaw High School. Room for Horses and 4-H. 30x24 Detached garage with gas heat and insulated.

Don't miss this opportunity!



INSPECTION DATES:

Sunday, June 11 • 1:30-3PM

Monday, June 12 • 4:30-6PM

Sunday, June 18 • 1:30-3PM

*or Call Sale Manager
for Private Inspections!*

Owner: The Mark A. Slabaugh Estate

AUCTION MANAGER: Gary Bailey 800-659-9759 or 574-858-2859

Email: gary@GaryBaileyAuctions.com

www.GaryBaileyAuctions.com



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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. - 800-451-2709.

