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Offered in 5 Tracts

Kosciusko County, IN

 Large Parcels of **Productive Tillable** Farmland

 Wildlife & Recreation with Potential Building Site

Etna Green • Warsaw • Atwood Prairie & Etna Townships



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Wildlife & Recreation with Potential Building Site

• Large Parcels of Productive Tillable Farmland



Atwood Community

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REAL ESTATE AUCTION

Tracts 1 & 2 Bid your price on your choice of any tract or any combination of tracts or on the entire 252.92± acres! **MONDAY, DECEMBER 18 • 6pm**

Auction held at the Atwood Community Building

GaryBaileyAuctions.com • 800-659-9759 • SchraderAuction.com

Kosciusko County, IN

Offered in 5 Tracts / 4 Locations

MONDAY, DECEMBER 18 • 6pm

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PROPERTY LOCATIONS: Tracts 1 & 2: 6.5 miles west of Warsaw on US 30 at Atwood to CR 700 W turn north ¼ mile to CR 250 N. Tract 3: From US 30 at Atwood turn north 2 1/3 miles on the east side. Tract 4: From US 30 east of Atwood turn north on CR 650 W 2 3/4 miles to CR 400 N, then turn east to CR 600 W then North ½ mile on east side. **Tract 5:** From US 30 at Etna Green, turn north on SR 19, 1 ½ miles to CR 500 N, the turn east ³/₄ mile on north side.

AUCTION LOCATION: The Atwood Community Building. Directions: At US 30 turn south on CR 700 W to Hovey St. then east (left) one block.

TRACT #4: 79.92± ACRES. Mostly tillable productive land on CR 600 W. TRACT #5: 77± ACRES. Etna Township,

TRACTS 4 & 5 SOILS

Whitaker loam

Martinsville sandy loam

Rensselaer loam

CR 575 N

NA

tillable land with road frontage on CR 500 N just east of SR 19.

Wt

MaB

Re

Etna

Green

15TH RD

CR 600 W

Summi

Chapel

INSPECTIONS: Walk over or Call the

twood

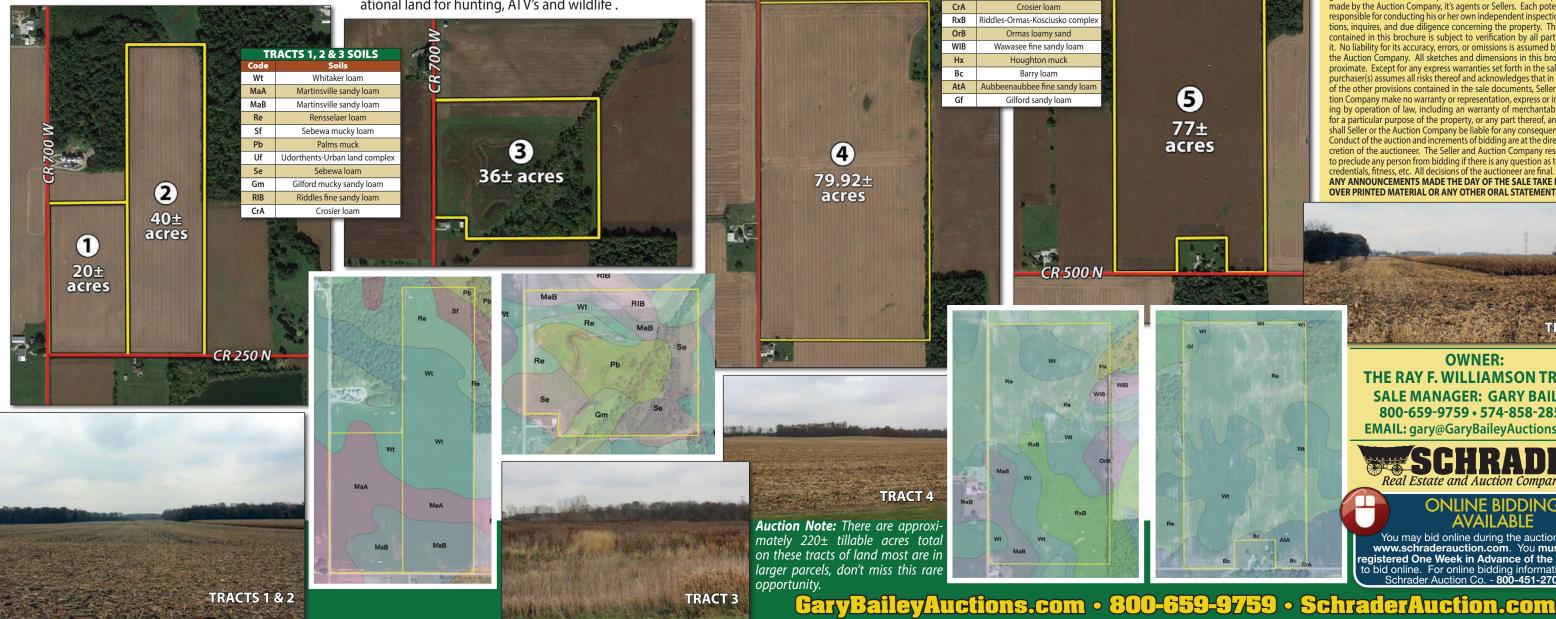
WALLACE RO

TRACT INFORMATION:

TRACT #1: 20± ACRES. Nearly all, tillable productive acreage, and potential building site. On CR 700 W and 250 N Just north of US 30.

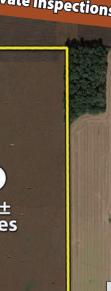
TRACT #2: 40± ACRES. Nearly all tillable productive land on CR 250 N. **TRACT #3: 36± ACRES.** Great potential building site

and nearly 31 acres (Wetland Reserve Program) recreational land for hunting, ATV's and wildlife.





Sale Manager for Private Inspections.



PROCEDURE: Tracts 1-5 will be offered in individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. 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 A

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 Sellers acceptance or rejection. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agree

DEED: Sellers will provide a Trustee's deed.

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

CLOSING: Closing shall take place within 15 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buver(s) securing financing

POSSESSION: At closing

REAL ESTATE TAXES: The taxes shall be pro-rated to the date of closing.

SURVEY: There will be no new surveys as each tract has an existing legal de ription. Tract #3 will be surveyed.

EASEMENTS: The sale of the property is subject to any and all easements of

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained this brochure and all related materials is subject to the Terms and Condi tions outlined in the Purchase Agreement, ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODILIM DURING THE TIME OF TH SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OF 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. 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, investiga tions, inquires, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying or 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 ap proximate. 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 Auc tion Company make no warranty or representation, express or implied or aris ing 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 dis cretion 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 entials, 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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ONLINE BIDDING

AVAILABLE You may bid online during the auction at www.schraderauction.com. You must be egistered One Week in Advance of the Auction to bid online. For online bidding information Schrader Auction Co. - 800-451-2709