

PIERCETON, IN • KOSCIUSKO, CO

414 S THIRD ST, PIERCETON, IN 46562

Auction Manager:

Gary Bailey • 260-417-4838

AC63001504, AU09200000

AUGUST 2018						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
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19	20	21	22	23	24	25
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ESTATE AUCTION | REAL ESTATE

MONDAY, AUGUST 20 • 6:00PM

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Tract 3



Tract 2



Tract 1



414 S THIRD STREET  
PIERCETON, IN 46562

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MONDAY, AUGUST 20 • 6:00PM

INSPECTIONS: SUNDAY, JULY 22 • 1:00-2:30PM | THURSDAY, JULY 26 • 4:30-6:00PM

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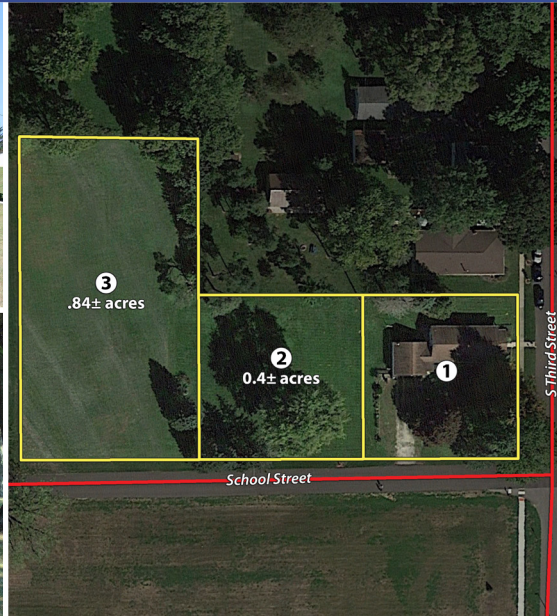
414 S THIRD STREET, PIERCETON, IN 46562  
KOSCIUSKO, CO • WASHINGTON, TWP • WHITKO SCHOOLS



Tract 1



Tract 1



Tract 1



Tract 2



Tract 2



Tract 3



Tract 3

### PROPERTY & AUCTION LOCATION:

414 S Third Street, Piercetown Indiana. Tracts 2 & 3 on School Street. From SR 13 in Piercetown turn west on Pine Street (across from the Presbyterian Church) two blocks to Third Street then turn south two blocks.

### TRACT DESCRIPTIONS:

**TRACT 1:** Brick and Vinyl ranch home with a spacious 2 car attached garage on corner lot. Home includes 1248± square feet of living area and 576± square foot basement. 2 bedrooms, 1 full baths, with eat in kitchen, living room and family room. City sewer and water in Piercetown across from the Piercetown Elementary School.

**TRACT 2:** Potential building site on School Street, on approximately .4± acre.

**TRACT 3:** Large lot approximately .84± acre. Great potential building site near the school and the park.

**NOTE:** Bid on any Tract or any combination of the Tracts or Bid on the entire property, for extra room buy Tracts 1 & 2 or 2 & 3 for over an acre in town. Don't miss this great opportunity!

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All home information has been obtained from county records. For a private inspection call the sale managers.

# ESTATE AUCTION | REAL ESTATE

OWNER: THE MARILEE BAILEY ESTATE  
SALE MANAGER: GARY BAILEY • 260-417-4838

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### TERMS AND CONDITIONS

**PROCEDURE:** There will be open bidding as determined by the auctioneer. Bid increments are at the discretion of 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. All final bid price is subject to the Sellers acceptance or rejection. **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 within 30 days after proof of merchantable title. **POSSESSION:** at closing. **REAL ESTATE TAXES:** Prorated to day of closing. **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:** There will be no new survey as each tract has

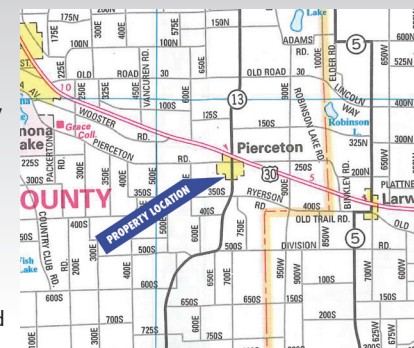
current legal descriptions. **EASEMENTS:** The sale of the property is subject to any and all easements of record. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement.

**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.**

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

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