

## TERMS AND CONDITIONS

**PROCEDURE:** Bid on either tract, or on the entire property. There will be open bidding on both tracts and the entire property 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 AT CLOSING.

**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 agreement.

**DEED:** Seller will provide a Warranty 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. Or as soon as possible after the survey is completed, 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 2019 real estate taxes, due in 2020. Buyer(s) shall pay all taxes for 2020 due 2021.

**DITCH ASSESSMENTS:** The Buyers shall pay any ditch assessments due after closing if any.

**SURVEY:** Buyer and Seller to share survey cost 50/50.

**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. 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.

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

**Marshall County, Tippecanoe Township, IN**

# LAND AUCTION

**46± acres**

**Offered in 2 Tracts**

- 46± Wooded Acres on Tippecanoe River
- Hunting, Fishing and Recreational
- Potential Secluded Building Site

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

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**LAJ INDIANA AUCTIONEER**  
**NAA AUCTIONEER**  
#AC63001504  
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RC20-970

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				

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# LAND AUCTION

**Marshall Co, Tippecanoe Twp, IN**

**10 Miles West of Warsaw**  
**3 Miles North of Mentone**  
**4 Miles South of Etna Green**

# 46± acres

**Offered in 2 Tracts**

- 46± Wooded Acres on Tippecanoe River
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**TUESDAY, JUNE 9 • 6:00PM**

AUCTION HELD ON SITE ONLINE BIDDING AVAILABLE



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• **46± Wooded Acres on Tippecanoe River • Hunting, Fishing and Recreational • Potential Secluded Building Site**

**DIRECTIONS:** 3 Miles north of Mentone / 4 miles south of Etna Green on SR 19 to CR 100 S in Kosciusko County turn west 3/4 mile on north side of 18th Rd in Marshall County. 10 Miles west of SR 15 in Warsaw on CR 100 S. 350 18th Rd. Bourbon, IN. **AUCTION LOCATION ON TRACT #1**

**INSPECTION DATE:** Sunday, May 17 • 1-3pm

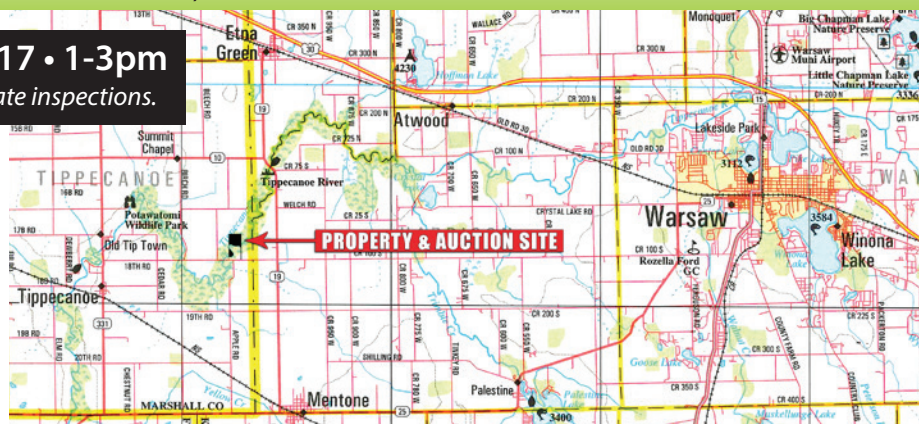
Meet at Tract 1 or call the Auction Manager for private inspections.

**TRACT 1: 2± acres**, Mostly wooded, ridge top, on the Tippecanoe River, back the lane off the road, potential building site, hunt camp, or recreational retreat one of a kind opportunity. 50' road frontage on 18th Rd. Combine this tract with Tract 2, for easy access to ford across the River.

**TRACT 2: 44± acres**, All wooded, hunting, fishing, nature lovers, abundant wildlife, all bounded by the meandering Tippecanoe River on the south and west sides, 50' of frontage on 18th Rd.



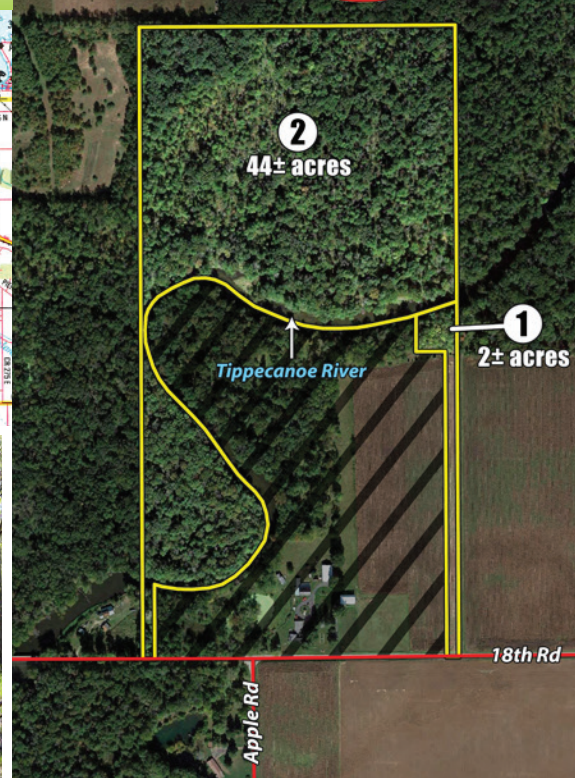
You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company - 800.451.2709.



Tract 1



Tract 1



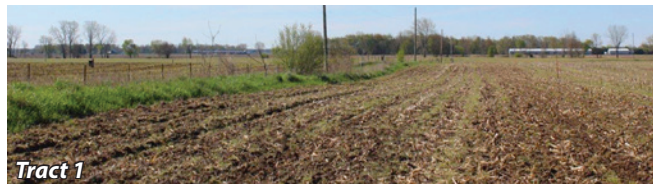
Tract 1



Tract 2



Tract 2



Tract 1



Tract 2



Tract 1



**OWNERS:** Jerry & Polly Lower • **AUCTION MANAGER:** Gary Bailey • 260-417-4838 • [gary@garybaileyauctions.com](mailto:gary@garybaileyauctions.com)

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