

Terms and Conditions:

PROCEDURE: Bid on 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 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 Personal Representatives 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 2020 real estate taxes, due in 2021.

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

SURVEY: Buyer and Seller to share survey costs 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.



CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

800-451-2709

AUCTION MANAGER:
GARY BAILEY 260-417-4838
gary@garybaileyauctions.com

AC63001504 • AU09200000

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48.5± acres Real Estate AUCTION

IN 4 TRACTS



Kosciusko County, IN • Wayne Township

NOVEMBER 2020						
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				

48.5± acres

IN 4 TRACTS

Kosciusko County • Wayne Township, Warsaw near Chapman Lake

Thursday, November 12 • 6 pm

Ranch Style Country Home • Potential Buildings Sites
Barn, Pole Barn, Lean-to-Building • Livestock
4-H • Horses and Storage • Excellent Investment Potential
Adjoins Hickory Estates along the south side



Real Estate AUCTION

GaryBaileyAuctions.com
SchraderAuction.com

Kosciusko County, IN

Tracts 3 & 4

**48.5±
acres**
IN 4 TRACTS

Real Estate
AUCTION

Thursday, November 12 • 6 pm

Property Location: 2379 E 175 N, Warsaw, IN 46582. From the intersection of US 30 and Old 30 in Warsaw turn east on Old 30, 1 mile to CR 300 E (at the County Hwy. Dept.) then turn north 1¼ miles to CR 175 N, turn west ¾ mile.

Auction Location: At the Center Lake Pavilion, 119 E Canal Street, Warsaw, IN 46582. From SR 15 (Detroit Street) turn west on Canal Street.

**Ranch Style Country Home • Potential Buildings Sites
Barn, Pole Barn, Lean-to-Building • Livestock • 4-H
Horses and Storage • Excellent Investment Potential
Adjoins Hickory Estates along the south side**

Tract Descriptions: Wayne Township, Warsaw near Chapman Lake
TRACT #1: 19± ACRES. Nearly all tillable, with a scenic hilltop view of Chapman Lake, potential building site or investment.

TRACT #2: 12± ACRES. Currently in rolling pasture with fencing around the perimeter and potential building site with 60' of frontage on CR 175 N.

TRACT #3: 1± ACRE. 1910± square feet of finished living space, Ranch style country home, with 3 bedrooms and 2 baths, hardwood floors and carpet, eat in kitchen with appliances, spacious living room and laundry/mud room, gas hot water baseboard heat, two car garage. Full basement, 1910± square feet, great for game room, children, entertaining and storage. Beautiful well maintained home for families or retirement. Excellent area near Warsaw and Chapman Lake.

TRACT #4: 16.5± ACRES. Mostly tillable productive land, small wooded area and farm buildings, including barn, lean to and buildings for livestock, 4-H, horses and storage. Entrance to this parcel is at the buildings and on the west edge of this tract.



*Inspections and Open
House Dates:*

Monday, October 12

4:30pm - 6pm

Saturday, October 17

11am - 1pm

Meet at Tract #3

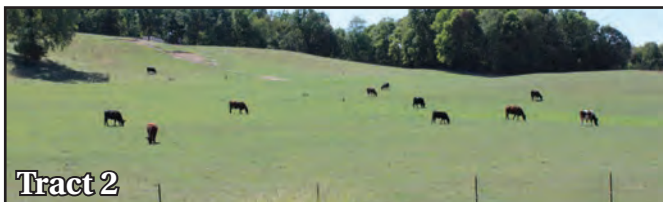
*Call the sale manager
for private inspections.*



Tracts 1 & 2



Tract 3



Tract 2



Tract 3 - Basement

SCHRADER
Real Estate and Auction Company, Inc.



Owner: The Robert Lozier Estate

Sale Manager: Gary Bailey, 260-417-4838

Email: gary@GaryBaileyAuctions.com



**ONLINE
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.

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