

TERMS & CONDITIONS

PROCEDURE: Tracts 1-6 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations of tracts during the auction as determined by the auctioneer. The property will be bid 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.

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: Seller pays 2011 taxes due in 2012. Buyer shall pay all taxes thereafter.

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: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. Tracts bid in combinations shall receive a perimeter survey only.

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, 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.**

Letha Flory Estate AUCTION 145[±] ACRES In 6 Tracts



950 N. Liberty Dr., Columbia City, IN 46725

Auction Managers: Gary Bailey, 800-659-9759
& Gannon Troutner, 574-354-7822

email: gary@garybaileyauctions.com or

gannon@garybaileyauctions.com

GaryBaileyAuctions.com

DECEMBER 2011						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
					8	9
	5	6	7	8	15	16
4	11	12	13	14	21	22
	18	19	20	21	28	29
		25	26	27	30	31

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SCHRADER Corporate Offices

P.O. Box 508, 950 North Liberty Drive

Columbia City, IN 46725

800-451-2709 • 260-244-7808

www.schraderauction.com



CB-352

REAL ESTATE AUCTION

145[±] ACRES In 6 Tracts



Kosciusko County, IN

Scott & Etna Twps.

Northeast of Etna Green

Southwest of Nappanee

Triton & Wa-Nee

Schools



Letha Flory Estate
TUESDAY, DEC. 6 • 6 PM

**Tillable Land • Potential Building Sites
Woods • Wildlife, Hunting & Recreation**



REAL ESTATE AUCTION

145[±] ACRES

In 6 Tracts

Letha Flory Estate

**TUESDAY,
DEC. 6 • 6 PM**

SCHRADER
Real Estate & Auction Co., Inc.

PROPERTY LOCATION: From US 30 at Etna Green take State Road 19 North, 4 miles to CR 750 N and 800 N or from Nappanee at US take State Road 19, 8.5 miles South to the farm.

AUCTION LOCATION: At the **Camp Creek Church of the Brethren**, 7486 N State Road 19, Etna Green, Indiana. From US 30 at Etna Green turn North 4 miles on State Road 19 to CR 750 N or 8.5 miles south of US 6 in Nappanee on State Road 19 to CR 750 N.

TRACT INFORMATION

Tract #1: 5.5± Acres, west of SR 19 on CR 800 N. Approximately 280' of road frontage with 3+/- acres of woods excellent hunting or potential building site.

Tract #2: 32± Acres, nearly all tillable productive land or great potential building site. With frontage on SR19 and CR 800 N.

Tract #3: 36± Acres, all tillable land and potential building site. Road frontage on SR 19.

Tract #4: 24± Acres, mostly tillable productive land with road frontage on SR 19.

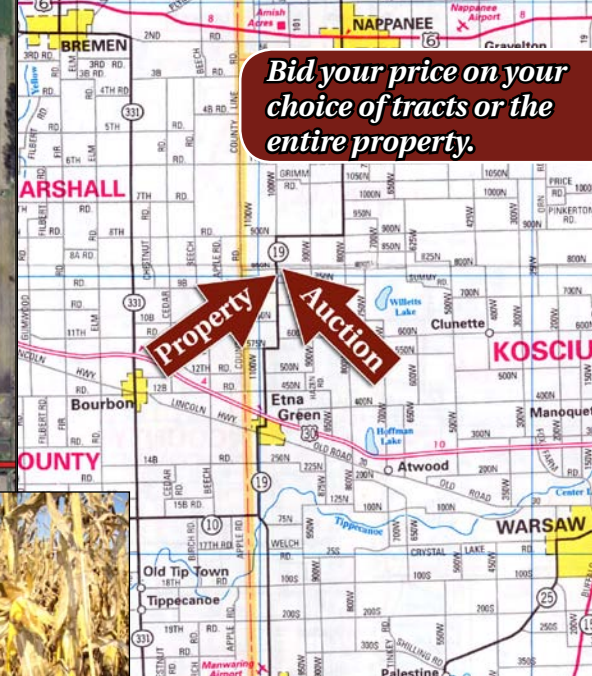
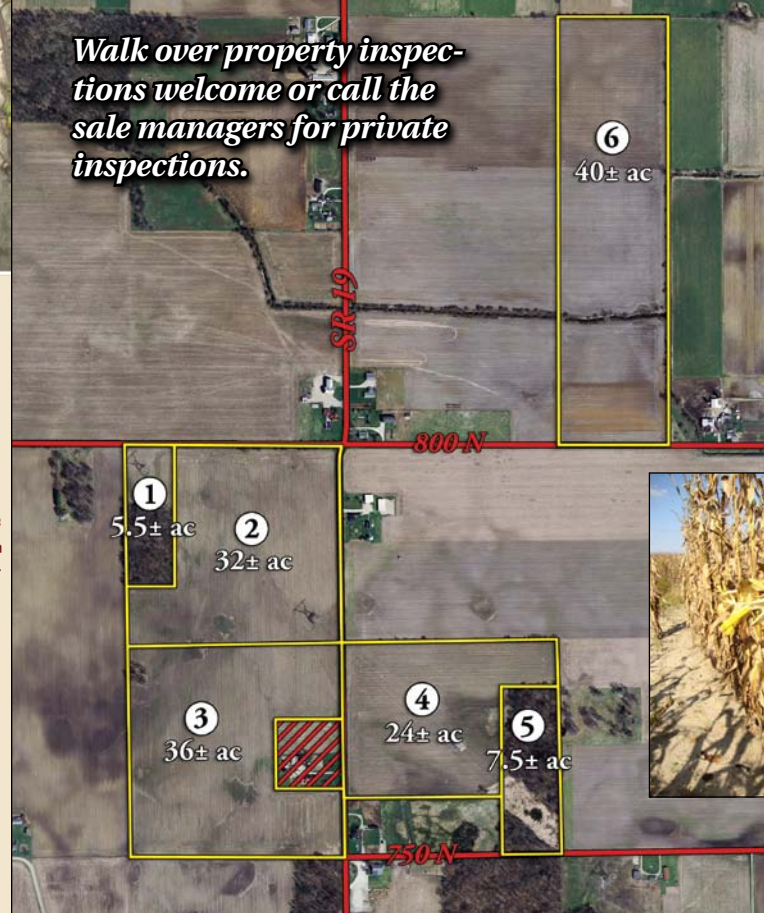
Tract #5: 7.5± Acres, predominately wooded land with small grass area on CR 750 N. Great hunting and many mature trees. Potential secluded building site.

Tract #6: 40± Acres, mostly tillable, productive farm ground or potential building site, east of SR 19 with frontage on CR 800 N.

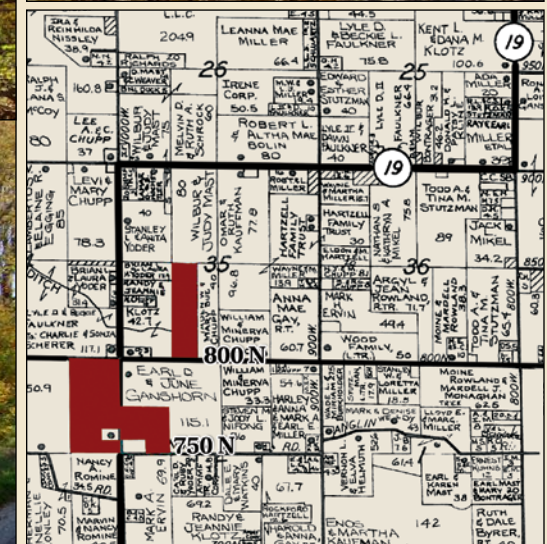
OWNER: The Letha F. Flory Estate

AUCTION MANAGERS: Gary Bailey & Gannon Troutner, 574-354-7822 or 800-659-9759

Walk over property inspections welcome or call the sale managers for private inspections.



Bid your price on your choice of tracts or the entire property.



www.GaryBaileyAuctions.com