



950 N. Liberty Dr., Columbia City, IN 46725
AUCTION MANAGERS: Gary Bailey & Gannon Troutner
800-659-9759 • 574-858-2859

DECEMBER 2011						
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

#AC63001504, #AU09200000, #AU11000010

SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 46725
800-451-2709 • 260-244-7606
www.schraderauction.com

800.659.9759
GaryBaileyAuctions.com



SCHRADER 800.659.9759
GaryBaileyAuctions.com

SATURDAY, DECEMBER 17 • 12 NOON



Fish • Ski • Swim
2 Bedroom Cottage
640 Square Foot

AUCTION
LAKEFRONT REAL ESTATE



Dewart Lake - Syracuse, Indiana

SATURDAY, DECEMBER 17 • 9:30AM



Tillable Land
Pond & Woods
Potential Building Site
Wildlife Habitat

Sells Regardless of Price!

24.8[±]
AUCTION
ABSOLUTE REAL ESTATE

Syracuse, Indiana

SAME DAY - SATURDAY, DECEMBER 17

2 AUCTIONS
KOSCIUSKO COUNTY



KOSCIUSKO COUNTY



2 REAL ESTATE

SAME DAY - SATURDAY, DECEMBER 17

Syracuse, Indiana

ABSOLUTE REAL ESTATE AUCTION

Sells Regardless of Price!

Tillable Land
Pond & Woods
Wildlife Habitat
Potential Building Site
Wawasee Schools



24.8[±]
Acres



SATURDAY, DECEMBER 17 • 9:30AM



KOSCIUSKO COUNTY
2 AUCTIONS
SAME DAY - SATURDAY, DECEMBER 17
Syracuse, Indiana

Dewart Lake - Syracuse, Indiana
LAKEFRONT REAL ESTATE AUCTION

Fish • Ski • Swim
2 Bedroom Cottage
640 Square Foot



66 EMS D18c Ln,
Syracuse, Indiana

SATURDAY, DECEMBER 17 • 12 NOON



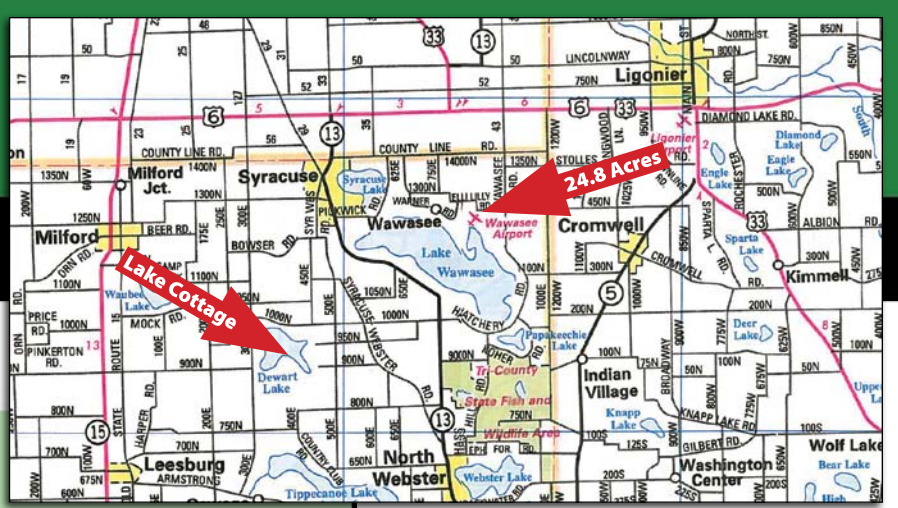
800.659.9759 | GaryBaileyAuctions.com



KOSCIUSKO COUNTY 2 REAL ESTATE AUCTIONS SAME DAY - SATURDAY, DECEMBER 17



Syracuse, Indiana
ABSOLUTE REAL ESTATE AUCTION
24.8th *Sells Regardless of Price!*
Tillable Land • Pond & Woods
Potential Building Site
Wildlife Habitat
SATURDAY, DECEMBER 17 • 9:30AM



Dewart Lake
Syracuse, Indiana
LAKEFRONT REAL ESTATE AUCTION
Fish • Ski • Swim
2 Bedroom Cottage with 640 Square Foot
SATURDAY, DECEMBER 17 • 12 NOON



66 EMS D18C LN, SYRACUSE, INDIANA

OPEN HOUSE DATES:
Sunday, November 20, 1-2:30 PM
Monday, December 5, 4-5:30 PM
Or call for private inspections.



KOSCIUSKO CO., INDIANA | TURKEY CREEK TWP.

PROPERTY LOCATION: From SR 13 in Syracuse, Indiana, turn east on Pickwick Rd. (at the Dairy Queen), 1 mile (the road changes to East Shore Dr.) follow curve to left ½ mile to stop sign at Cornelius Rd. turn right ½ mile to Warner Rd. Turn Right to Eli Lilly Rd. Then turn left, follow to stop sign. Turn left on Bishop Rd. to CR 1290 N turn right to 825 E turn right property on right just past the runway.

AUCTION LOCATION: Follow property location directions. To Bishop Rd. turn left past golf course, cross rail road to hanger on the right watch for auction signs.

24.8± Acres, tillable land, potential building site, woods, fishing pond and abundant wildlife. Don't miss this opportunity to own this property with prime wildlife habitat and close to Lake Wawasee. Part of **(Parcel ID 007-042-003.J)**

OWNER: Linda Lehman
AUCTION MANAGERS: Gannon Troutner (574-354-7822) & Gary Bailey (800-659-9759)

TERMS & CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.
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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price shall be accepted.
DEED: Seller shall provide a Warranty 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 to pay 2011 taxes due in 2012. Buyer pays all taxes thereafter.
SURVEY: There is a new survey, the cost of the survey shall be split 50/50 between the Buyer and Seller.
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. 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.**

PROPERTY & AUCTION LOCATION: North of Leesburg 2 miles to CR 900 N, turn east 3.5 miles to CR 300 E. Then turn south 1/10 mile to De Freese Rd. Turn east 1 mile to EMS D18 Ln. Turn left to EMS D18c Ln., follow to property.

Cozy 2 Bedroom Cottage with balcony on Dewart Lake overlooking the lake and pier. Home has approximately 640 square feet of living space, with an open concept living/kitchen area and a small loft. Ski, swim and fish on this scenic all sports lake. Home is in need of repair. **(Parcel ID 027-100-016)**

OWNER: The William Wetzel Estate
AUCTION MANAGERS: Gannon Troutner (574-354-7822) & Gary Bailey (800-659-9759)



 **SCHRADER** www.schraderauction.com
Real Estate & Auction Co., Inc. **800-659-9759**

