

TERMS & CONDITIONS

PROCEDURE: There will be open bidding 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.**

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: Pro-rated to day of closing.

SURVEY: Seller shall determine any need for a new survey. Survey costs shall be shared 50:50 between 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. Seller and Auction Company make no guarantees as to the fitness of the property for driveway, septic or building permits. 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 a 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.



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

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

#AC63001504, #AU09200000, #AU11000010

You Tube



APRIL 2012						
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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Real Estate *Mentone, Indiana*
AUCTION
Kosciusko County - Franklin Twp.



35[±]
Acres

Real Estate *Mentone, Indiana*
AUCTION
Kosciusko County - Franklin Twp.

35[±]
Acres

- Excellent Hunting
- Tillable Acreage or Pasture
- Potential Secluded Building Site
- Woods, Wildlife & Recreation
- Small Pond

Thursday, April 19 • 6pm
Held at the Mentone Youth League Building



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

Real Estate Kosciusko Co., IN

AUCTION

35[±] Acres

South of Mentone - Southwest of Warsaw

- Excellent Hunting • Small Pond
- Tillable Acreage or Pasture
- Potential Secluded Building Site
- Woods, Wildlife & Recreation
- Tippecanoe Valley Schools



Thursday, April 19 • 6pm

AUCTION LOCATION: At the Mentone Youth League Building, 2 blocks South of SR 25 on SR 19 to Jefferson St., then turn East.

PROPERTY LOCATION: From US 30 and SR 19 in Etna Green – South on SR 19, 9.5 miles to property or From the intersection of SR 25 & SR19 in Mentone, turn South on SR 19 1.5 miles to property on West side of road.

PROPERTY INFORMATION:

35+/- Acres including approximately 23.5 acres of wooded and recreational land with 9.04 acres in the Forest Reserve program. Excellent potential secluded building site or private hunting and recreational area. Property includes approximately 11.5 acres open ground with potential for pasture, food plot or tillable acreage. Don't miss this opportunity to own your private preserve or retreat. 80'+/- of frontage on SR 19.

Parcel ID #015-025-003

OWNER: Ralph Schwartz

AUCTION MANAGERS:

Gannon Troutner 574-354-7822

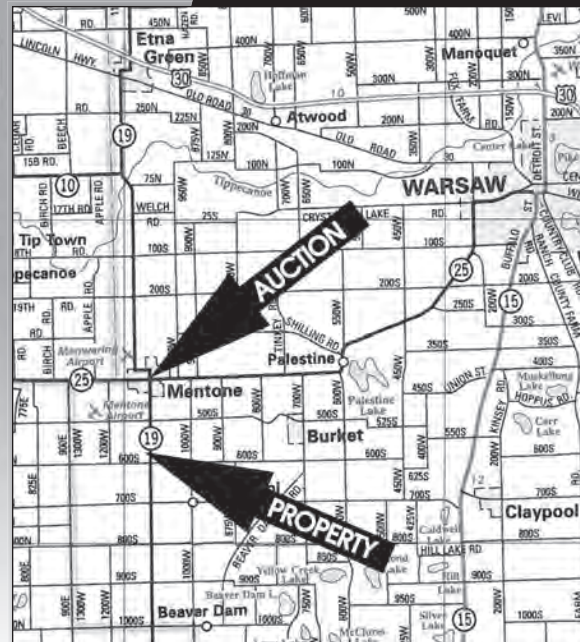
Gary Bailey 800-659-9759 or 574-858-2859



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Call for a Private Inspection.

