

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: 5% 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 in-

dictated on the signed purchase agreement.

DEED: Sellers 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 15 days of proof of marketable title.

POSSESSION: At closing on Tracts #1 & 3, 30 days after closing on Tract #2.

REAL ESTATE TAXES: The Seller shall pay the 2011 real estate taxes, due in 2012. 2012 Taxes shall be pro-rated

DITCH ASSESSMENTS: The Buyers shall pay the 2012 ditch assessments due in May.

SURVEY: The Seller shall determine any need for a new survey. There shall be no survey if the property is purchased by one Buyer. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, except on Tract 2 or combinations including Tract 2. Any survey costs shall be shared 50:50 between Buyer(s) and Sellers. Sellers shall not be responsible

for any closing costs incurred due to the Buyer(s) securing financing.

CRP: The Buyer(s) will agree to keep the land in the CRP Program or pay any fees or penalties associated with removing any portion from the Program.

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. 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, inquiries, 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.**

SCHRADER Real Estate and Auction Company, Inc.

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AUCTION MANAGERS:

Gary Bailey and Gannon Troutner

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800-659-9759 • 574-354-7822

www.GaryBaileyAuctions.com



MAY 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	31		

Follow us on:



KOSCIUSKO COUNTY, IN JACKSON TOWNSHIP • WHITKO SCHOOLS

40± Acres
real estate

- Country Home with New Addition and Remodel
- Potential Building Sites
- Woods, CRP Tree Program
- Wildlife, Hunting, and Recreation

AUCTION
MONDAY, MAY 14 • 6 PM



real estate AUCTION

MONDAY, MAY 14 • 6 PM

South of Pierceton • Southeast of Warsaw • North of North Manchester

PROPERTY LOCATION: 8104 S 400 E, Claypool, IN. 7.5 miles south of US 30 at Pierceton on SR 13 to CR 850 S, (Just north of Sidney) turn west one mile to CR 400 E, turn north ¼ mile to property on right, or from SR 14 & SR 13, north 2.5 miles to CR 850 S.

AUCTION LOCATION: At the Pierceton Elementary School, on SR 13, main parking lot, enter Door 12, held in the Whitko Conference Center.

TRACT INFORMATION:

TRACT #1: 16.25± acres. 3± acres of woods. Wildlife, hunting and recreation. Excellent potential building site with approximately 420' of road frontage.

TRACT #2: 7.5± acres. Country home, 3 bedrooms, 2-1/2 baths, secluded off the road. Newly remodeled with a just completed 1100 square foot addition that includes a living room with hardwood floors and fireplace. New kitchen with cupboards, granite island and pantry by Design Studio-Wakarusa and all new stainless appliances. Full unfinished, daylight basement under new addition with full bath and potential for additional bedrooms. New attached 2 car garage, new furnace and water heater in the new addition with second furnace and water heater in the original part of the home. 3 bedrooms, 1-1/2 baths above ground with new laundry room. Many updates in wiring, plumbing and drywall with new carpet. Barn for workshop, storage or 4-H projects. Combine with Tracts 1 and or 3 for more acreage. Approximately 490' of road frontage.

TRACT #3: 16.25± acres. Great potential building site. Wildlife, hunting and recreation. Approximately 420' of frontage.

Parcel ID# 019-014-006

OWNERS: Jason & Wendy Collier

SALE MANAGERS: Gannon Troutner 574-354-7822
or Gary Bailey 1-800-659-9759

SCHRADER 800-659-9759
Real Estate and Auction Company, Inc. **GaryBaileyAuctions.com**

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FSA CRP TREE PROGRAM INFORMATION

FARM #726
TRACT #2683
Crop Acres: 35.82
CRP Acres: 30.8
Pays \$3701.00/yr.

INSPECTION & OPEN HOUSE DATES:
MONDAY, APRIL 9, 4-5:30 PM &
SUNDAY, APRIL 22, 1-2:30 PM
or call the sale managers
for private inspections



BID YOUR PRICE ON YOUR CHOICE OF ANY TRACT OR ANY COMBINATION OF TRACTS

