



Real Estate and Auction Company, Inc.

Auction Managers: Gannon Troutner &
Gary Bailey 800-659-9759 • 574-354-7822
950 N. Liberty Dr., Columbia City, IN 46725
#AC63001504, #AU09200000, #AU11000010

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		

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GaryBaileyAuctions.com

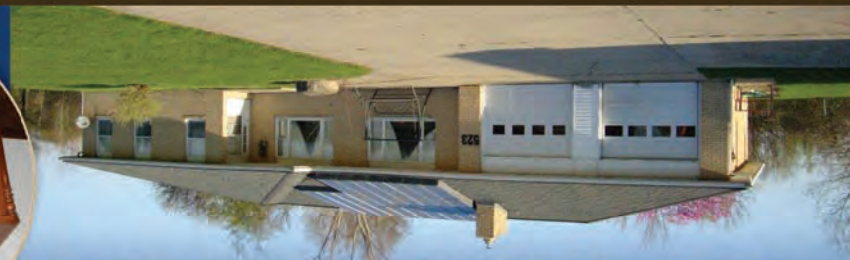
Real Estate & Personal Property
AUCTION
Ranch Home on 2± Acres & Personal Property



Real Estate & Personal Property
AUCTION

Maurice "Mac" McDaniel

523 E. Gault Road, Warsaw, IN 46580



Atwood, Indiana
Kosciusko Co.
Ranch Home
2± Acres

SCHRADER
Real Estate and Auction Company, Inc.

Personal Property - 3:30pm
Real Estate - 6pm

Thursday, May 17

SCHRADER
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Personal Property Household • Antiques • Collectibles • Tractors
Mini-Van • Rhoades Car • Bicycles • Shop Tools • Miscellaneous



Thursday, May 17
Personal Property - 3:30pm • Real Estate - 6pm

Maurice "Mac" McDaniel
Real Estate & Personal Property
AUCTION

4,000 Finished Sq. Ft. Brick Ranch Home
Heated Detached Garage • Full Finished Basement
Harrison Township • Tippecanoe Valley Schools



Atwood, Indiana
Kosciusko Co.
Ranch Home
2± Acres

Maurice "Mac" McDaniel

Real Estate & Personal Property AUCTION Thursday, May 17

Personal Property - 3:30pm • Real Estate - 6pm

PROPERTY LOCATION: 523 E Gault Street, Warsaw, IN. In Atwood, at the intersection of Old Road 30 and Prairie Street turn south (at the Otterbein Methodist Church) on Prairie Street .2 mile to Gault Street, turn left or east .2 mile on the left.

AUCTION LOCATION: On site

REAL ESTATE INSPECTION DATES: Sunday April 15, 12-1:30 PM
& Tuesday, April 17, 4:00-5:30 PM. Call the Sale Managers for Private inspections.

Real Estate - 6pm

2+- Acres, spacious brick ranch home on a full finished basement with fireplace. 2100 square feet above ground and nearly 4000 square feet of finished living area. 3 bedrooms, 2 full baths, large living room with stone hearth fireplace, kitchen with breakfast area, Thermador built-in oven, Jenn-Aire cook top, Maytag dishwasher and off kitchen dining area and laundry room. 2 Car attached garage and heated detached shop / garage. Room for garden, pets or hobbies. Feels and looks like country but in town. Parcel ID# 013-012-002

OWNERS: Bruce and Darcy McDaniel

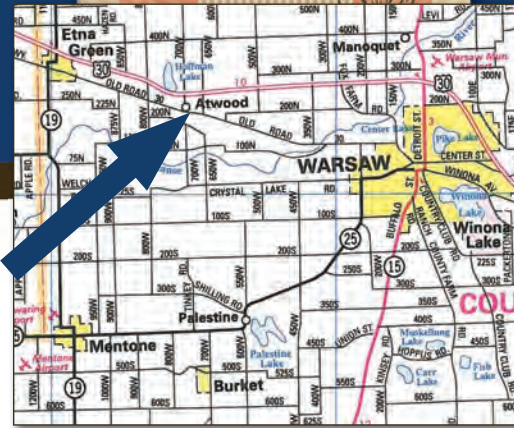
SALE MANAGERS: Gannon Troutner 574-354-7822

Gary Bailey 574-858-2859

SCHRADER
Real Estate and Auction Company, Inc.

GaryBaileyAuctions.com
or **SchraderAuction.com**

Atwood, Indiana
Kosciusko Co.
Ranch Home
2± Acres



TERMS AND CONDITIONS

PROCEDURE: There will be open bidding. Bid increments are at the discretion of the auctioneer.

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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid price is subject to the Sellers acceptance or rejection.

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-rate to day of closing.

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: There will be no new survey as there is an existing legal description.

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.**



Personal Property - 3:30pm

SALE ORDER: Household, Antiques, Collectibles, Tractors, Mini-van, Rhoades Car, Bicycles, and Tools last.

HOUSEHOLD: Maytag Neptune Washer • Maytag Neptune Dryer (elec.) • Kenmore 23.1 CF Chest Freezer • Kirby Micron Magic Upright Vac • Rolltop Desk • Desk Chair • Corner Curio Cabinet • Kitchen Table & 3 Chairs • Hutch • Couch • Wing Back Chair • Upholstered Rockers • Marble Top Coffee Table • Marble Top End Tables (2) • Rocker Recliners (2) • Bamboo Style Furniture (older) • Book Case • Toshiba TV • VHS Player • King Headboard & Frames (2) • Desk • Office Chair • Dresser & Night Stand • Card Tables • 13" GE TV/VCR • Edenpure Marble Cookware • Coffee Makers • Blender, Mixer • Crock Pot • Magic Bullet • Sunbeam MixMaster(older) • Misc. Tupperware & Pyrex • Assorted Christmas & Books • Glass Cake Stand & Lid • Cast Fireplace Tools

ANTIQUES, PRIMITIVES & COLLECTIBLES: Oak Dining Table • Cane Bottom Chairs (6) • Wash Stand • Carved Rocker • Telephone Stand • Wood Stool • Side Table • Wood Chest • Cane Rocker • Piano Stool • Table Top Sewing Box • Vintage Lamps • Vintage Coronado Elec. Stove • Pair Carved Upholstered Chairs • Assorted Silver Serving Pieces and Flatware • Towle Punch Bowl & Cups • Footed Cut Glass Bowl • Cast Ladle • Milk Can • Cast Iron Kettle w/Lid • Crocks & Jugs • Favorite Piqua Ware Kettle • Blue Hobnail S&P Shakers • Carnival Glass • Fry Cutter • Cast Iron Pot w/ 3 legs • Harmony House Platinum Garland China • Pressed Glass • Misc. Stemware • Assortment of Pewter - Sportcraft, Salem, Ray Silver Co., Field, Knighthood & Plymouth • Nipon Vase • Chatillion 20# Hanging Scale

MINIVAN, TRACTORS & IMPLEMENTS, RHOADES CAR & BIKES, GUNS:

2002 Toyota Sienna OE MiniVan, Maroon, 119251 miles, VIN#4T3ZF19C12U483201 • Ford 1520 Utility Tractor/Hydro, Turf Tires, 880 hrs, Ford 914, 60" Deck • 1949 Ferguson T020 Tractor • 1946 John Deere Model "B" Tractor • Agric AL60 PTO Tiller • 5' Drag Spring Tooth Harrow • New Idea Seeder N101E SN17393 • Clod Buster • 5' Lawn Roller • Rhoades Car with Motor Assist and Canopy • Terra Trike - Path Recumbant Bicycle (like new) • Sun Cruiser Retro Cruiser Bicycle (like new) • Coast to Coast Model 286, .22 short,long or long Rifle w/ Tasco Scope • Daisy Model No. 97 Rochochet Sound BB Gun • Air Pellet Gun

TOOLS & OUTDOOR • Poulan 2150 Chain Saw, 15" Bar • Grease Guns, Saws, Hammers • 6" Bench Grinder • Gas Weed Wackers (2) • Makita 8-1/4" circular Saw • 24" Ridgid Pipe Wrench • Gentec Torch Set w/Cart & Tanks • Sears Push Lawn Spreader • Extension Cords • Charbroil Gas Grill • 120 pc. Ultra Steel Socket Set • Craftsman Angle Grinder • Craftsman Compact Jack, 2-1/4 ton • 16' Werner Alum. Ext. Ladder • 5' Wood Step Ladder • Hose & Caddy • 2 Wheel Cart • Hand Tools - wrenches, crescents, hammers • Hand Saws • Gas Cans • Shovels, Rakes & Brooms • Twin LP Radiant Heater • Hand Sprayers • Sledge • Napa 85-2500 6/12 Charger • Power Brush Hand Vac • 300 XL Portable JumpStarter • Measure Wheel • Makita MAC500 Air Compressor • Pro-Lift Shop Tool • Wheel Barrow • Napa Evercraft Socket Set • Alum. 2 & 3 step Stools • Amprobe AM-12 • 3 Seat Swing • Gas Grill

