

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

Auction Managers: Gannon Troutner &

Gary Bailey 800-659-9759 • 574-354-7822

#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		

SCHRADER Corporate Offices
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Warsaw, Indiana
Kosciusko Co.

Auction

Warsaw, Indiana
Kosciusko Co.

Auction

Real Estate &
Personal Property



Country Brick Home on 6± Acres
Full Basement • Warsaw Schools



Thursday, May 24
Personal Property - 3:30pm • Real Estate - 6pm

Auction

Warsaw, IN • Kosciusko Co.
Real Estate &
Personal Property

Thursday,
May 24

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

PROPERTY LOCATION: 2710 N Fox Farm Road, 2 miles west of SR 15 on US 30 in Warsaw to Fox Farm Road (at Explorer Van) turn south to home on left.

Auction Held On Site.

TRACT INFORMATION:

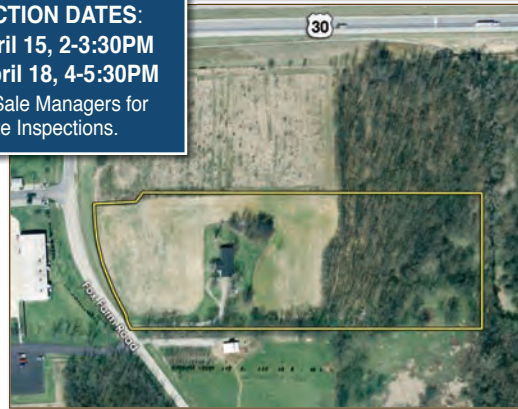
6± Acres, Country brick ranch style home, 1270 square feet of finished living area with full walkout basement and 2 car attached garage. 2 bedrooms, 2 full baths, large living room, kitchen with breakfast area, Whirlpool dishwasher. Wooded area great for hunting and pasture.

Parcel ID # 021-143-006

OWNER: Doris Guy
SALE MANAGERS:
Gannon Troutner
574-354-7822
Gary Bailey
574-858-2859



REAL ESTATE INSPECTION DATES:
Sun. April 15, 2-3:30PM
Wed., April 18, 4-5:30PM
Call the Sale Managers for Private Inspections.



Personal Property - 3:30pm

PRIMITIVES & COLLECTIBLES: Gibson Electric Guitar (wood) • Vote for Dewey Pins (2) • Roy Rogers Cap Gun - Geo. Schmidt Mfg. • Dick Tracy 210A Hubley Cap Gun, Lancaster, PA • Chicago Skate Key • Kelloggs Pep pins - Nina & Navy Stagron-14 • Elgin Pocket Watch (star embossed) • Seiko Ladies Watch • Wittnauer Ladies Watch Face • Shreve, Treat & Eacret Sterling 1249 Money Purse • R.u.B. 90 Spoons (3) • Costume Jewelry • JA Henckels Twinworks Butcher Knife • Hanson Utility Scale (table top) • McDonalds Batman Forever Cup • Walt Disney 25th Anniv. Glass • Mickey & Minnie Glass • *Frolic (1) & Gala (2) magazines* • Ty Beanie Babies (30+) • Hall Bowl • Pink Depression Pieces (5) • Cake Stands (2) • Misc. Carnival Pieces • Brownie Reflex 20 Camera • Danbury Mint Farm Scene Plates (8) • Hamilton Collection "I Love Lucy" Plates (10) • Hamilton Collection "I Love Lucy" Salt & Pepper Shakers • Porcelain Lucy & Ricky Dolls • Mattel Episode 30 Lucy Doll • Doll Bed • Porcelain Dolls (3) - 1 w/ broken arm • New Haven Mantle Clock - New Haven, CT • Norman Rockwell Water Globes • Princess House Crystal #504 (8) • Longaberger Green Mugs (4) • Sheet Music • Pr. Vintage Lamps • Sewing Stand • Book Case • Misc. Enamelware • Needham Upright Concert Grand Piano & Bench (in Basement) • Perma-Thrift Fridge (old) • Misc. Warsaw and Leesburg Items including Tiger Yearbooks - 1930's (3) • Winona Dairy "Home Helper" Pamphlet

FURNITURE & HOUSEHOLD, LAWN TRACTOR & OUTDOOR: Maytag HD, Oversize Capacity Washer & Elec. Dryer • Oak Kitchen Table & 4 Chairs • Coffee Table • End Tables (2) • Pair Lamps • Recliner • Brown Upholstered Rockers (2) • Dressers (2) • Chest of Drawers • RCA TV 24" • Mirror • China Hutch • Book Case • Curio Cabinet • Brunswick Pool Table • Pool Cues • Microwave Cart • Misc. Kitchen Utensils, Bakeware & Cookware • Plates, Cups, & Glasses • Pyrex, Fireking & Tupperware • Crockpot • Microwave (old) • Toaster (older) • Wall Plate Rack • Iron • Ironing Board • Step Stool • Misc. Christmas including (9) Wooden Soldier Nutcrackers • Card Tables (2) • Old Gas Stove • Convalescent Aids • 16.5 hp Ace Hardware 42" 7sp., Limited Edition Lawn Tractor • 14' Aluminum Ladder • 5' & 6' Wood Step Ladders • Very Small Amount of Hand Tools & Garden Tools

SCHRADER 800.659.9759
Real Estate and Auction Company, Inc. www.GaryBaileyAuctions.com



TERMS & 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: Taxes shall be pro-rated to the 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 the property has 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.**