

TERMS AND 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 Personal Representative's 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: A new survey has been ordered. 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



Milford, Indiana • Kosciusko County
LAND AUCTION

OCTOBER 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
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

Milford, Indiana • Kosciusko County
LAND AUCTION

- 62± Acres Productive Tillable Land
- 25.5± Acres Wooded Land



TUESDAY, OCTOBER 2 • 7PM
At the Leesburg Elementary School

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

Milford, Indiana • Kosciusko County

LAND AUCTION

TUESDAY, OCTOBER 2 • 7PM

- 62± Acres Productive Tillable Land
- 25.5± Acres Wooded Land
- Harvestable Timber

PROPERTY LOCATION: 2 Miles North of Leesburg or 2.5 Miles South of Milford to CR 900 N. Turn East 2 miles to farm on South side of 900 N.

AUCTION LOCATION: At the Leesburg Elementary School, at the intersection of Armstrong Road and Baseline Road in Leesburg.



PROPERTY INFORMATION

62+/- Productive acres of tillable land and approximately 25.5+/- wooded acres. The current tenant has an irrigation pivot and underground pipe on the farm that may be removed after harvest. The woods includes harvestable timber; a report from a certified forester will be made available prior to the auction. Woods offers excellent hunting and wildlife. **Parcel ID 027-134-001.**

The Buyer will be purchasing this property with a deeded restriction: That the farm may only be used for agricultural and recreational purposes. Call the Auction Managers or visit our websites for a copy of the deeded restrictions.

Call For a Private Inspection.

OWNER: Elisabeth DeFries Estate / KeyBank National Association, as Agent for the Personal Representative of the Estate of Elisabeth DeFries

AUCTION MANAGERS:

Gannon Troutner 574-354-7822

gannon@garybaileyauctions.com

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

gary@garybaileyauctions.com



www.GaryBaileyAuctions.com

www.SchraderAuction.com



South of Milford
North of Leesburg
Kosciusko County
Van Buren Township

