

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. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a proper 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.

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. 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 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.



*Split Level Home
with 2 Car Garage*

Warsaw, Indiana • Kosciusko County, Wayne Twp.



Follow us on:



950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709

AUCTION MANAGERS:

Gary Bailey and Gannon Troutner
#AC63001504, #AU09200000, #AU11000010

800-659-9759 • 574-354-7822

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			



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Kosciusko Co. | Wayne Twp.
WARSAW SCHOOLS

Warsaw, Indiana



*Split Level Home
with 2 Car Garage*

real estate
AUCTION
Monday, October 15 • 6 PM
held on site



Kosciusko County | Wayne Township
WARSAW SCHOOLS

Warsaw, Indiana

real estate
AUCTION

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Split Level Home with 2 Car Garage

PROPERTY LOCATION: 303 N. Roosevelt St.,
Warsaw, Indiana – From US 30 at Parker St., turn
South ½ mi. or 2 blocks North of Center St., on Parker
St. to Fort Wayne St., turn West 1 block to home.

AUCTION LOCATION: On site.

OWNER: Estate of Mary Lou Hall

SALE MANAGERS:

Gannon Troutner 574-354-7822

Gary Bailey 574-858-2859

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

PROPERTY INFORMATION:

Split level home with an oversized two-car garage (under house) and work shop area on a double lot, convenient to shopping, hospital and schools. Home has 1530 +/- square feet of living area with 3 or 4 bedrooms, 2 full baths, living and dining rooms with knotty pine and a vintage kitchen with breakfast bar and appliances. Large crawl space with garage access offers ample storage area. City Water & Sewer, GFA furnace, central air, and water softener.

Parcel ID 004-048-255

**Inspection
Dates:**

Tuesday,
September 18,
4-5:30 pm
or Sunday,
September 23,
1-2:30 pm.

*Call the Sale
Managers
for Private
inspections.*

