

TERMS AND CONDITIONS

PROCEDURE: Tracts 1-3 will be offered in 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: 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.**

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 indicated on the signed purchase agreement.

DEED: Sellers will provide a proper 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. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing on Tracts 1 & 2, 15 days after closing on Tract 3.
REAL ESTATE TAXES: The Seller shall pay the 2012 real estate taxes, due in 2013. The Buyers shall pay the 2013 ditch assessments due in 2013 and all taxes thereafter.

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 3 or any combinations including Tract 3. Any survey costs shall be shared 50:50 between Buyer(s) and Sellers.

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. 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.**



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

Auction Managers: Gannon Troutner & Gary Bailey 800-659-9759 • 574-354-7822

#AC63001504, #AU09200000, #AU11000010

NOVEMBER 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	



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GaryBaileyAuctions.com



MONDAY, NOVEMBER 12 • 6PM
Held at the Meeting Place - Warsaw, Indiana

Productive Tillable Land • Country Home on 3 Acres with Outbuildings • Potential Building Site



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Tracts from 3 Acres to 43 Acres.
Bid Your Price on Any Tract or Combination of Tracts!

Wildlife, Hunting & Recreation • Near Tippecanoe Lake • Plain Township • Warsaw Community Schools

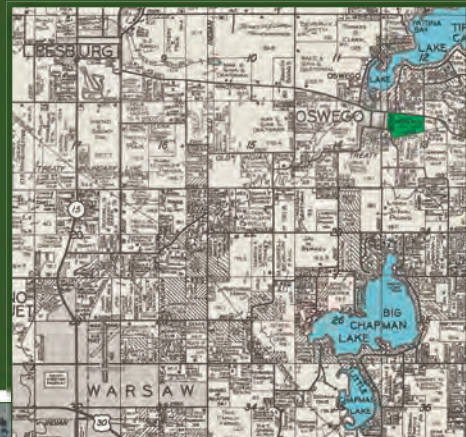


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- Wildlife, Hunting & Recreation
- Near Tippecanoe Lake
- Plain Township
- Warsaw Community Schools



PROPERTY LOCATION: 5752 N. 3rd St., Warsaw, Indiana. From US 30 in Warsaw travel North 3-1/2 mi. on SR 15 to CR 600N on the south edge of Leesburg, turn East 1/2 mi. to Baseline Rd. Then turn North 1/2 mi. to Armstrong Road. Turn East 3 mi. to 3rd St., in Oswego, then South to Tracts 2 & 3 or 3.5 miles on Armstrong Road to tillable land. Or Approx 4.75 mi. West of SR 13 on CR 500N (Armstrong Road).

AUCTION LOCATION: The Meeting Place, 475 Anchorage Rd., Warsaw, Indiana. From the intersection of SR 15 & US 30 in Warsaw, on SR 15 South, approximately 1/4 mi. to Anchorage Road (Farmers State Bank), turn East to 2nd drive on North side of road.

TRACT INFORMATION

TRACT #1: 43+/- acres. Nearly all productive, tillable acreage and/or potential investment property with approx. 1800' of frontage on CR 500N.

TRACT #2: 17.5+/- acres. Secluded, potential building site. Wildlife, hunting and recreation. 350' +/- of frontage on N. Pound Rd.

TRACT #3: 3 +/- acres. Country home with 1634 s.f. of living area and outbuildings on 6 lots in Oswego with additional acreage. Outbuildings include 3 car pole building with shop area, bank barn and small storage building. Home includes 3 or 4 bedrooms, 1 bath, dining room, living room and large enclosed porch. Combine with Tracts 1 and/ or 2 for additional acreage and/or access points. Road frontage on N 3rd St., Rader and Pound Roads.

Parcel ID#s – 029-050-036, 029-050-024, 029-050-025, 029-050-027, 029-050-028

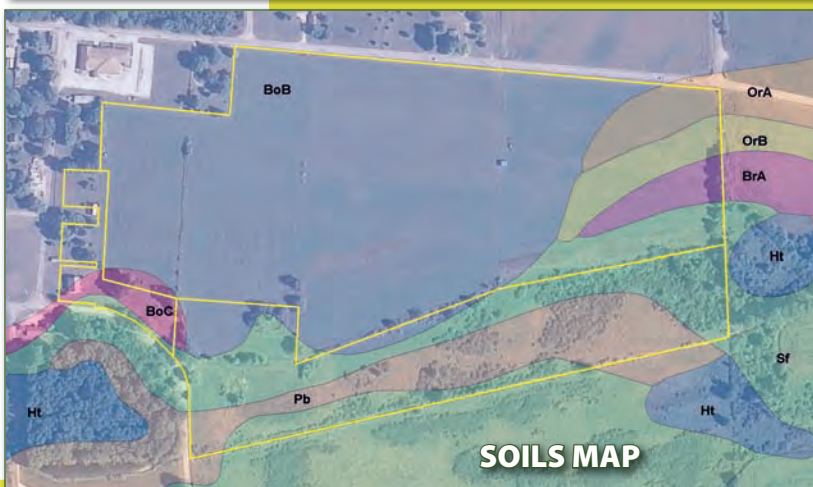
NOTE: 15.36 Acres in the Wildlife Habitat per county records is in the process of removal from the program.

INSPECTIONS & OPEN HOUSE:

Tuesday, October 9, 4-5:30 PM

Sunday, October, 14, 1-2:30 PM

Call the Sale Managers for Private Inspections.



OWNERS: DDM Properties, LLC
SALE MANAGERS: Gannon Troutner 574-354-7822
Or Gary Bailey 1-800-659-9759



800.659.9759 • GaryBaileyAuctions.com



Code	Soil Description	Acres	Percent of field	Com	Corn silage	Grass legume hay	Oats	Pasture	Soybeans	Winter wheat
BoB	Boyer loamy sand, 0 to 6 percent slopes	37.5	60.1%	95	16	3.1		6.3	33	48
Sf	Sebewa mucky loam	9.5	15.2%	131	16	4.4	85	8.7	33	52.3
Pb	Palms muck, gravelly substratum, drained	6.6	10.6%	130	22	4.3		8.6	33	52
OrB	Ormas loamy sand, 2 to 6 percent slopes	2.1	3.4%	110	16	3.6		7.3	39	55
Hx	Houghton muck, drained	2	3.3%	151		4.9		9.9	41	60
OrA	Ormas loamy sand, 0 to 2 percent slopes	1.8	2.9%	110	16	3.6		7.3	39	55
BrA	Bronson sandy loam, 0 to 2 percent slopes	1.5	2.4%	120	18	4		7.9	42	54
BoC	Boyer loamy sand, 6 to 12 percent slopes	1.4	2.2%	85	15	2.8		5.6	30	43
Weighted Average		107.4		16.5	3.5	12.9		7.1	33.8	60

