

TERMS & 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: 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: 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 & 3, 15 days after closing on Tract 2.

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 tracts 1, 2 & 3 are purchased by one Buyer. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres. Any survey costs shall be shared 50:50 between Buyer(s) 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. 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, 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 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
#AC63001504, #AU09200000, #AU11000010

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



NOVEMBER 2012						
SUN	MON	TUE	WED	THU	FRI	SAT
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SCHRADER Corporate Offices
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800-451-2709 • 260-244-7606
www.schraderauction.com

800-659-9759
GaryBaileyAuctions.com

South of Piercetown Southeast of Warsaw

Offered in 3 Tracts

20[±] Acres

REAL ESTATE AUCTION

Piercetown, Indiana • Kosciusko County

South of Piercetown Southeast of Warsaw

REAL ESTATE AUCTION

Piercetown, Indiana • Kosciusko County



20[±] Acres
Offered in 3 Tracts or Combinations



- Productive Tillable Land
- Country Home on 1± Acre
- Potential Building Site
- Wildlife, Hunting & Recreation

TUESDAY, NOVEMBER 13 • 6PM
At the Piercetown American Legion

REAL ESTATE AUCTION

20 Acres

Pierceton, Indiana • Kosciusko County

TUESDAY, NOVEMBER 13 • 6PM

PROPERTY LOCATION: 6595 S. 600 E., Pierceton, Indiana.
 From US 30 & SR 13 in Pierceton, travel South on SR 13, 5-1/2 mi. to CR 650 S, then East 1 mi. to the North property line. Turn South on 600 E to home and woods.
AUCTION LOCATION: The Pierceton American Legion – On SR 13 in downtown Pierceton, IN.

TRACT INFORMATION

TRACT #1: 9+/- acres. Nearly all productive, tillable acreage and/or potential building site with approx. 450' frontage on CR 600E and 660' on CR 650S.

TRACT #2: 1+/- acre. Country home with 988 s.f. of living area on a block basement. This home features replacement windows throughout, vinyl siding, hardwood floors and includes 2 bedrooms, 1 bath, large utility/office area, kitchen and living room. There is also small storage building. Combine with Tracts 1 and/ or 3 for additional acreage. 150' of road frontage on CR 600E.

TRACT #3: 10 +/- acres. Secluded, potential building site. Wildlife, hunting and recreation. Approx. 705' of frontage on CR600 E. Parcel ID# – 017-060-001

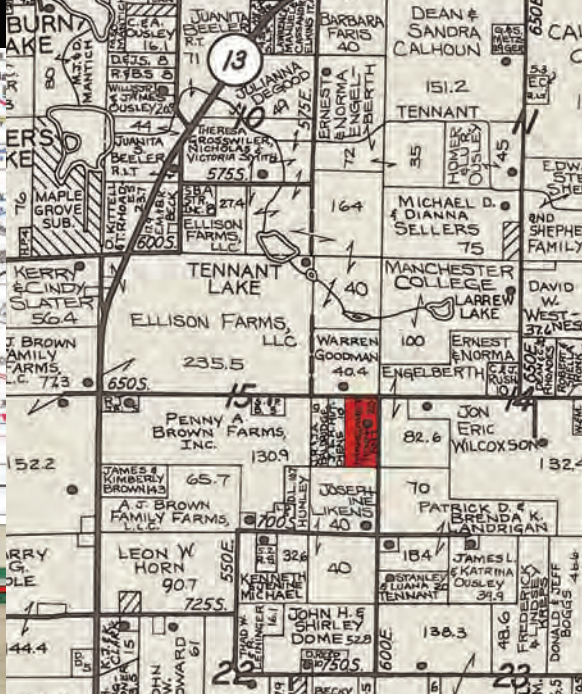
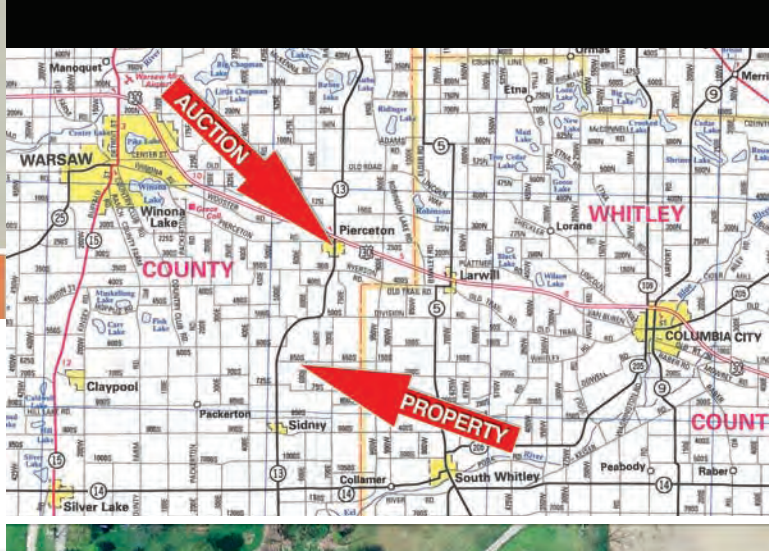
OWNER: Estate of Margaret M. Tennant
SALE MANAGERS: Gannon Troutner 574-354-7822
 Or Gary Bailey 1-800-659-9759



800.659.9759 • GaryBaileyAuctions.com
 gary@garybaileyauctions.com or gannon@GaryBaileyAuctions.com



INSPECTIONS & OPEN HOUSE:
 Thurs., October 11, 4-5:30pm
 Sun., October 14, 10:30-12Noon
 Call the Sale Managers for Private Inspections.



Monroe Township Whitko Community Schools



Bid Your Price on Your Choice of any Tract or Any Combination of Tracts.