

## 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.

**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.**

**SCHRADER**  
Real Estate and Auction Company, Inc.

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

Auction Managers: Gannon Troutner,  
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email: gannon@garybaileyauctions.com  
or gary@garybaileyauctions.com  
**GaryBaileyAuctions.com**

DECEMBER 2012						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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**800-451-2709 • 260-244-7606**  
www.schraderauction.com

CB-584

# Real Estate AUCTION

Winona Lake, Indiana

# Real Estate AUCTION



**1799 PACKERTON ROAD,  
WINONA LAKE, INDIANA**

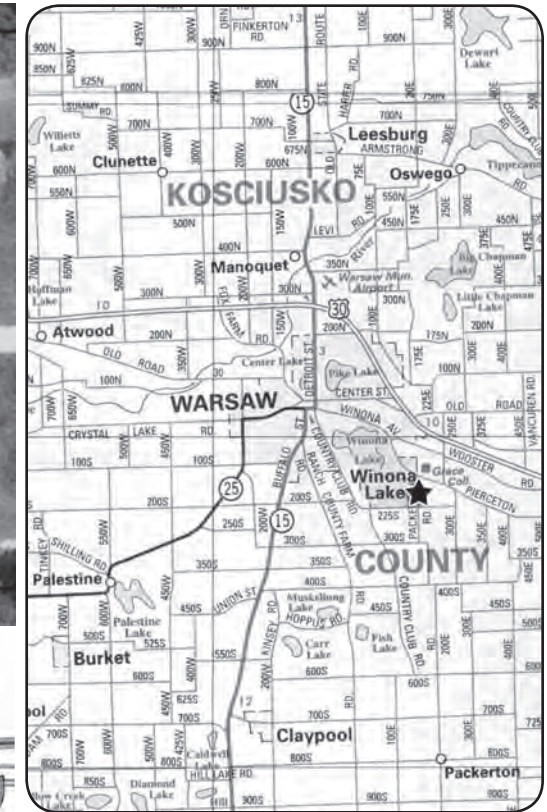
**1.5 STORY HOME • 4 BEDROOMS  
LARGE LOT • KOSCIUSKO COUNTY  
WAYNE TWP. • WARSAW SCHOOLS**

**SCHRADER**  
Real Estate and Auction Company, Inc.

**Thursday, December 20 • 6 PM**

Winona Lake, Indiana

# Real Estate AUCTION



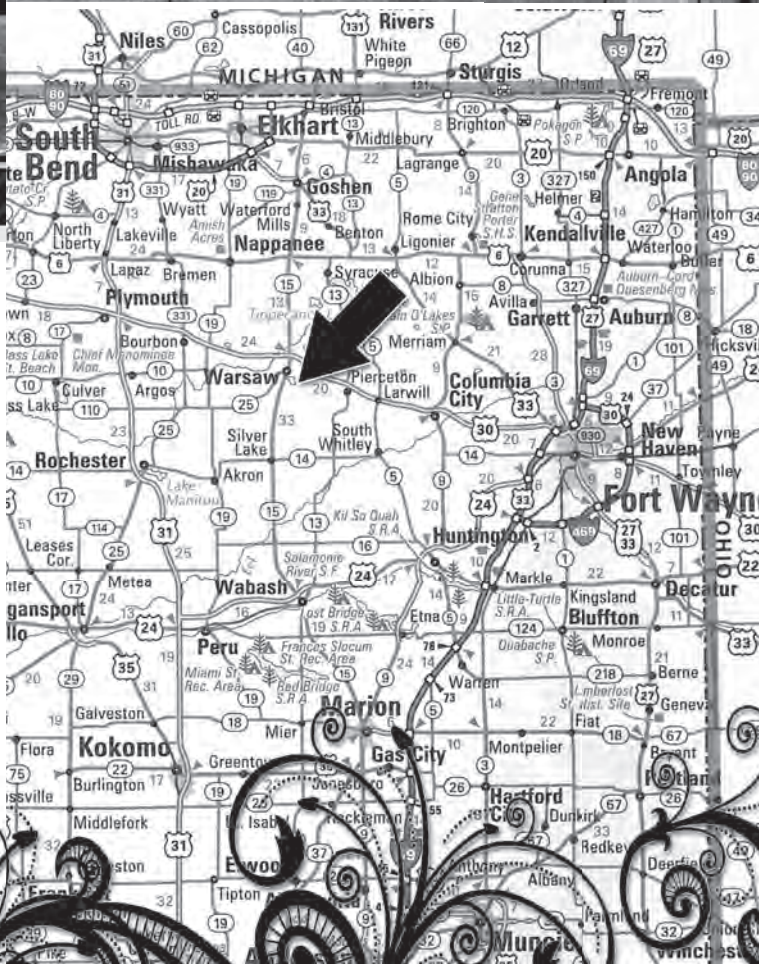
Thursday, December 20 • 6 PM

**1799 Packerton Road,  
Winona Lake, Indiana**

**Property and Auction Location:**

½ mile East of Winona Lake on the Pierceton Road to Packerton Road, turn south ½ mile to the home on the west side of the road.

**Property Information:** 1.5 Story home on a large lot. The home has 1560 +/- square feet of living area with 4 bedrooms, 1 full bath, living and dining rooms and kitchen with appliances. Handicap accessible, some replacement windows and painted wood floors. Basement for storage, with work area, GFA furnace, water softener and outside entrance. Small storage building. **Parcel ID: 006-112-003.C**



**INSPECTION DATES:**  
Sunday, November 18 • 12-1:30 pm  
Tuesday, November 27 • 4-5:30 pm  
*Call the Sale Managers for private inspections.*

 **SCHRADER**  
Real Estate and Auction Company, Inc.  
**800-659-9759**  
**GaryBaileyAuctions.com**

**OWNER:** The Estate of Gerald & Margaret Van Dyke  
**SALE MANAGERS:** Gannon Troutner & Gary Bailey 800-659-9759 or 574-354-7822 or email [gannon@garybaileyauctions.com](mailto:gannon@garybaileyauctions.com) or [gary@garybaileyauctions.com](mailto:gary@garybaileyauctions.com)

