

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer. Bid on either Tract or on the entire property. 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 Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

CLOSING: 15 Days after appropriate documents are completed by the Seller. The parties agree the Seller shall choose the title company.

POSSESSION: At closing.

REAL ESTATE TAXES: Buyer pays the 2013 taxes due in 2014.

SURVEY: There will be no new survey if the entire farm is purchased by one buyer. A new survey will be ordered in the event the property is sold to 2 buyers. 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. 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.

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**80±
acres**

- Tillable, Productive Farmland
- Mature Trees
- Hunting and Wildlife
- Investment Potential

WARSAW, IN / KOSCIUSKO COUNTY / WAYNE TOWNSHIP

SCHRADER
Real Estate and Auction Company, Inc.

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

APRIL 2013

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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WARSAW, IN

South of Warsaw / Warsaw Schools
Kosciusko County / Wayne Twp.

SCHRADER
Real Estate and Auction Company, Inc.

**80±
acres**
OFFERED IN 2 TRACTS

Tillable, Productive Farmland
Mature Trees
Hunting and Wildlife
Investment Potential



real estate
AUCTION

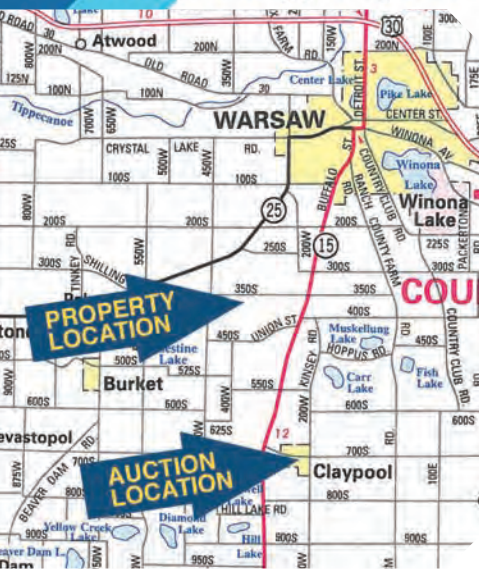
Thursday, April 11 ■ 6PM
at the Claypool Lions Club

80[±] acres real estate AUCTION

WARSAW, IN

Thursday, April 11 ■ 6PM

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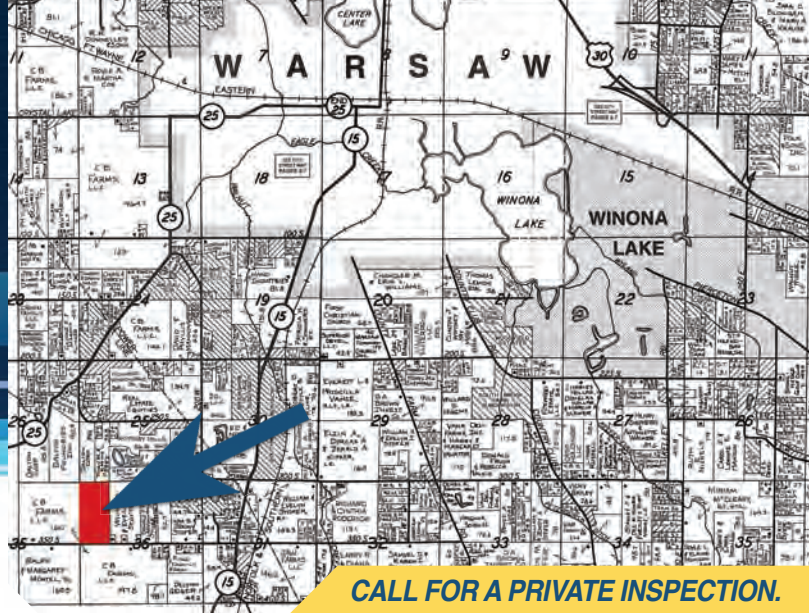


PROPERTY LOCATION:

1.5 Miles South of Warsaw on State Road 15 to CR 350 S, turn West 1 mile to property on North side.

AUCTION LOCATION:

At the Claypool Lions Club, South of Warsaw or North of Silver Lake at the intersection of SR 15 and CR 700 S (Claypool), turn East on CR 700 S (Section St.) to Railroad St., then turn South to the Lions Building.



CALL FOR A PRIVATE INSPECTION.

PROPERTY INFORMATION:

Tract 1: 40± Acres.
Approx. 38± productive tillable acres, available to the buyer for the 2013 crop year, with approximately 1170' of road frontage on CR 350 S.

Tract 2: 40± Acres.
Recreational and potential secluded building site including woods with mature timber, wetlands, and tillable or pasture land. Abundant wildlife in this hunter's paradise. 150' of owned road frontage on CR 350 S. Note: 24.82± acres are enrolled in the Forest Reserve Program

Parcel ID 003-154-001



OWNER: THE BROWN FARM

Auction Managers: Gannon Troutner 574-354-7822
Gary Bailey 800-659-9759 or 574-858-2859



SCHRADER
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