

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 Warranty 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.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All measurements are approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: There will be no new survey as the property has existing legal descriptions.

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



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

AUCTION MANAGERS: Gannon Troutner & Gary Bailey 800-659-9759 • 574-354-7822

AU09200000 / AC63001504



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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800.659.9759
GaryBaileyAuctions.com

AUCTION

Elkhart, IN • Elkhart Co.

REAL ESTATE & PERSONAL PROPERTY

**Boat
Ski • Fish
Swim**

Elkhart, Indiana

Elkhart, County

Tri-Level Home on Large Lakeview Lot with Simonton Lake Access



AUCTION

Monday April 15

REAL ESTATE & PERSONAL PROPERTY

Personal Property • 3:00pm | Real Estate • 6:00pm

**Boat
Ski • Fish
Swim**



Just North of the Toll Road & East of SR 19. 26132 Lake Drive, Elkhart, IN

800.659.9759
GaryBaileyAuctions.com

Elkhart, Indiana

Elkhart, County

AUCTION

Monday April 15

REAL ESTATE & PERSONAL PROPERTY

Boat
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REAL ESTATE - 6:00PM

PROPERTY INFORMATION

Large lake view lot, 3800+- square feet of finished living area, 5 bedrooms, 3.5 baths, large living room, family room, den, kitchen with stainless appliances, dining room, double sided fireplace, basement, twin furnace and air-conditioning, screened patio and 3 plus car attached garage, great shop area. Lake access with shared 80' pier. Don't miss this great opportunity for lake recreation, close to schools and shopping. Come and bid your price!

OWNER: Chad Lennert

SALE MANAGERS: Gannon Troutner 574-354-7822

Gary Bailey 800-659-9759

SCHRAMER GaryBaileyAuctions.com
Real Estate and Auction Company, Inc. **SchraderAuction.com**



AUCTION LOCATION: On site.



INSPECTION DATES:

Thurs. March 21, 4-5:30 PM, Sat. March 23, 9:30-11 AM
& Tuesday March 26, 4:00-5:30 PM.

Call the Auction Managers for Private Inspections.

PERSONAL PROPERTY - 3:00PM

VEHICLES, TRAILERS, FORKLIFT, BOAT, WATERCRAFT, GOLF CART, LAWN TRACTOR, SPA, ARCADE GAMES, PLAY SET: 2010 Dodge Rally Charger, V-6, loaded, 28K mi. VIN#2B3CA9CVAH317222 • 2010 Team Spirit 44' Enclosed Gooseneck Trailer with Floor Lift & Side Ramp, (3) 7000# axles, oil bath • 2010 25' Flatbed Bumper Trailer, 4' dove tail w/ ramps, double tongue, 3500# axles • 2012 Master Tow Dolly • Yale Forklift 5000 w/ LP tank, 4000# lift w/ 48" forks, 538 hrs., SN N523044, Model #GLCO40AENUAV062 • 1995 Carver 330 Mariner Fly Bridge 33' Boat, Twin 454's, V Drive w/ full kitchen, 2 Bedrooms, Bath & Shower (has a leaky prop shaft seal) • (2) Personal Watercraft & Trailers • 2001 Chevy Express Gulfstream High Top Conversion Van, 94K mi., VIN#1GBFG15R3Y1212887 • 1989 EZ-Go Gas Golf Cart with 3" lift, Hoosier tires & Race Rims, head & tail lights • Kubota Diesel HST 1600 Lawn Tractor, 42" cut, 2 cyl • Royal Spa 6 Person Hot Tub • (2) Cruisin World Arcade Games - 2 player or Slave • 2010 Target Toss Pro Arcade Game • Foosball Table • Wooden Play Set w/ swings & slide (must be dismantled & removed on or before April 25).



SHOP, TOOLS & OUTDOOR: Miller Squarewave 175 Tig Welder w/ Tank & Cart (2011) • Hobart Mig Welder w/ Tank & Cart • Campbell Hausfeld Compressor (220 amp) (2011) • 2200 Watt Quiet Run Generator • KiloWatt Elec. Meter • Small Sandblaster w/ Hood • Alum. Ext. Ladder • Table Top Drill Press • Table Saw • Circular Saw, Drills • Kerosene Forced Air Heater (2012) • Craftsman Lo Profile Jack • Matco Rolling Cart • Parts Washer • 12 Ton Hyd. Press • Manual Engine Hoist • Small Sheet Metal Brake • Paint Guns & Kits, DA's & Sanders • 2 way 24" Hyd. Ram w/ 24" throw, 4000# • DC Hyd. 2-way pump (new in Box) • Welding Rods, Supplies & Regulators • Battery Charger • Small Bottle Jack • Hand Tools - wrenches, screwdrivers • Nuts & Bolts • Tool Boxes & Cases • Weight Dist. Bumper Hitch • Reese GN Plate Hitch • Craftsman 12 gal., 5hp Shop Vac • 6' Fork Lift Extensions • Home Made Bale Spear (for fork lift) • Honda Pressure Washer (2200 psi) • Gas Grills (2) Brinkmann & Charbroil • Spare Trailer Tires • Misc. RV Parts • RV Sealant (40+ tubes) • Misc. Boat Parts inc. 3 props, fenders, bumpers, lines & jackets • Buoys • CD player for Boat • DC powered Blender • Misc. Trailer Parts & Lights • Assorted Sheets of Aluminum & Wire • Misc. Car Radios • Ratchet Straps • Saw Horses • Port a Pot • Volleyball Poles & Net

HOME & HOUSEHOLD: Rear Projection Console Flat Screen TV • DVD Player • TV-VCR/ DVD Combo • Metal Futon • Modern Chest of Drawers (5) coffee colored • Table Top Radio • Misc. Small Kitchen Appliances • Keurig Brewer • Childs "Play" Table • Keyboard on Stand (older) • Rope Light • Misc. Racing Jackets & Ball Caps



More Photos Available Online at: www.garybaileyauktion.com