

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by 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: Pro-rate to day of closing

SURVEY: There will be no survey; the property shall be deeded with the 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. 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 & Gary Bailey 800-659-9759 • 574-354-7822

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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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www.garybaileyauctions.com

Atwood, Indiana • Kosciusko County

HOFFMAN LAKE
CHANNEL FRONT HOME
BOAT • SWIM • FISH
REAL ESTATE

AUCTION

2602 Lakeview Dr.
Warsaw, Indiana

HOFFMAN LAKE, WARSAW
Atwood, Indiana • Kosciusko County



HOFFMAN LAKE
CHANNEL FRONT HOME
BOAT • SWIM • FISH
REAL ESTATE

AUCTION

2602 Lakeview Dr.
Warsaw, Indiana



SATURDAY, APRIL 20 • 10AM
Auction Held on Site

HOFFMAN LAKE, WARSAW

Atwood, IN

Kosciusko Co.

WARSAW
COMMUNITY
SCHOOLS

HOFFMAN LAKE
CHANNEL FRONT HOME
BOAT • SWIM • FISH
REAL ESTATE

• AUCTION •

2602 Lakeview Dr.
Warsaw, Indiana

SATURDAY, APRIL 20 • 10AM

PROPERTY LOCATION: 2602 Lakeview Drive, Warsaw, Indiana. From the intersection of US 30 and SR 15 in Warsaw, West on US 30, 6.5 miles (just west of Atwood) to Hoffman Lake Road, turn North and immediately left and follow Hoffman Lake Drive 1/2 mile to Lakeview Dr., Turn right to home.

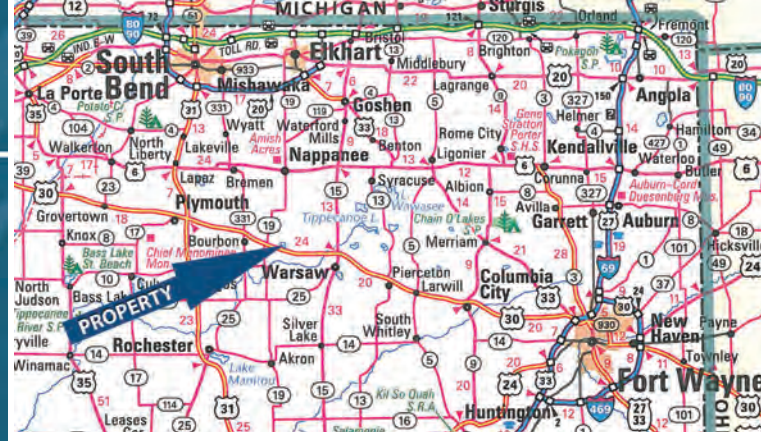
AUCTION LOCATION: On Site.

PROPERTY INFORMATION: This home offers 980+/- square feet of living space with some furnishings and a 24x25 attached two car garage with work space. Home features a full kitchen with newer range and refrigerator, two or three bedrooms and one full bath with stackable washer and dryer. The home has ductwork throughout, however the furnace has been removed. Great channel front deck for lake view cookouts, and newer aluminum boat dock with approximately 75' of channel frontage. Parcel ID: 021-122-063 • Taxes: \$810.82 annually

OWNERS: Randy and Tammy Beaman

SALE MANAGERS: Gannon Troutner, 574-354-7822,
gannon@garybaileyauctions.com or Gary Bailey
800-659-9759, gary@garybaileyauctions.com

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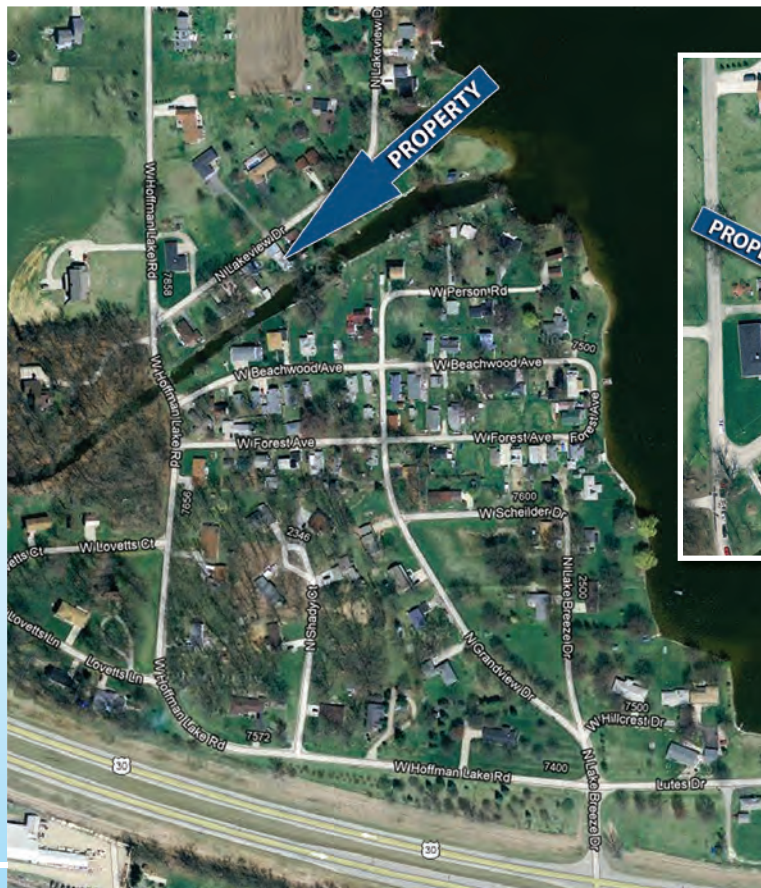


INSPECTION DATES:

Saturday, March 23 • 12:30 - 2pm

& Monday, March 25 • 4:30 - 6pm

Call the Auction Managers for Private Inspections.



Auction Information Available Any Time Online at: www.garybaileyauctions.com