

TERMS AND CONDITIONS

PROCEDURE: Bid on 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: 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.**

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 Personal Representatives deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 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 non-tillable land and after harvest of crops on Tracts #1, 2, 3 & 4. Buyers of 15 or more tillable acres shall receive a cash credit at closing of \$230 per tillable acre.

REAL ESTATE TAXES: The Seller shall pay the 2013 real estate taxes, due in 2014.

DITCH ASSESSMENTS: The Buyers shall pay the 2013 ditch assessments.

SURVEY: There shall be no new survey on Tract 4. If Tracts 1, 2 & 3 are purchased by one Buyer, there shall be no survey. There shall be a new survey only if Tracts 1, 2 and/or 3 are purchased separately. Buyer and Seller to share survey costs 50:50. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall only be adjusted on Tract 3, if purchased separately from Tract 1 and/or 2, and will be adjusted to reflect any difference between advertised and surveyed acres.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: 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. All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement.

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 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. **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.**

SCHRADER
Real Estate & Auction Co., Inc.
950 N. Liberty Dr. Columbia City, IN 46725

SALE MANAGERS:

Gary Bailey 1-800-659-9759

Gannon Troutner 574-354-7822

Email: gary@GaryBaileyAuctions.com
gannon@GaryBaileyAuctions.com

MAY 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	31		

Follow us on:



± ACRES
53

REAL ESTATE AUCTION
Southwest of Warsaw • Northwest of Claypool

KOSCIUSKO COUNTY, INDIANA

REAL ESTATE AUCTION

Southwest of Warsaw
Northwest of Claypool

53 ± ACRES
In 4 Tracts

Potential Building Sites • Woods Tillable Land
Wildlife • Hunting & Recreation • Many Mature Trees
Kosciusko County, Indiana • Seward Township
Tippecanoe Valley Schools

MONDAY, MAY 13 • 6 PM
At the Claypool Lions Club - Kosciusko County

 **SCHRADER**
Real Estate & Auction Co., Inc.

800-659-9759
www.GaryBaileyAuctions.com



TERMS AND CONDITIONS

PROCEDURE: Bid on 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: 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.**

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 Personal Representatives deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within 30 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 non-tillable land and after harvest of crops on Tracts #1, 2, 3 & 4. Buyers of 15 or more tillable acres shall receive a cash credit at closing of \$230 per tillable acre.

REAL ESTATE TAXES: The Seller shall pay the 2013 real estate taxes, due in 2014.

DITCH ASSESSMENTS: The Buyers shall pay the 2013 ditch assessments.

SURVEY: There shall be no new survey on Tract 4. If Tracts 1, 2 & 3 are purchased by one Buyer, there shall be no survey. There shall be a new survey only if Tracts 1, 2 and/or 3 are purchased separately. Buyer and Seller to share survey costs 50:50. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall only be adjusted on Tract 3, if purchased separately from Tract 1 and/or 2, and will be adjusted to reflect any difference between advertised and surveyed acres.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: 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. All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement.

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 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. **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.**

SCHRADER
Real Estate & Auction Co., Inc.
950 N. Liberty Dr. Columbia City, IN 46725

SALE MANAGERS:

Gary Bailey 1-800-659-9759

Gannon Troutner 574-354-7822

Email: gary@GaryBaileyAuctions.com
gannon@GaryBaileyAuctions.com

53 ± ACRES
REAL ESTATE AUCTION
Southwest of Warsaw • Northwest of Claypool

MAY 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	31	

Follow us on:



800-659-9759
www.GaryBaileyAuctions.com

KOSCIUSKO COUNTY, INDIANA

REAL ESTATE AUCTION

Southwest of Warsaw
Northwest of Claypool

53 ± ACRES
In 4 Tracts

Potential Building Sites • Woods Tillable Land
Wildlife • Hunting & Recreation • Many Mature Trees
Kosciusko County, Indiana • Seward Township
Tippecanoe Valley Schools

MONDAY, MAY 13 • 6 PM
At the Claypool Lions Club - Kosciusko County

SCHRADER
Real Estate & Auction Co., Inc.



53 ± ACRES

Southwest of Warsaw
Northwest of Claypool

MONDAY, MAY 13 • 6 PM

At the Claypool Lions Club - Kosciusko County

Potential Building Sites · Woods · Tillable Land
Wildlife · Hunting & Recreation · Many Mature Trees
Kosciusko County, Indiana · Seward Township
Tippecanoe Valley Schools

PROPERTY LOCATION:

Southwest of Warsaw 3.5 miles on SR 25 to CR 450 W, then turn South 3.5 miles to the property. Or on SR 15, 5.5 miles South of Warsaw or 1 mile North of Claypool to CR 600 S, turn West 1 mile to CR 400 W, turn South to CR 625, then turn West ½ mile to property.

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.

Inspections: CALL THE SALE MANAGERS FOR PRIVATE INSPECTIONS.
Bid your price on your choice of any tract or any combination of tracts

TRACT INFORMATION

TRACT #1: 26.5± acres. – 18.5± acres of productive, tillable land with 8.0± acres of non-tillable land with wooded area, wildlife, hunting and recreation. Secluded, potential building site with approximately 370± of road frontage on CR 625 S and 500± of road frontage on CR 450 W. Combine with Tracts 2, 3 and/or 4 for a large private estate or hunting and recreational retreat.

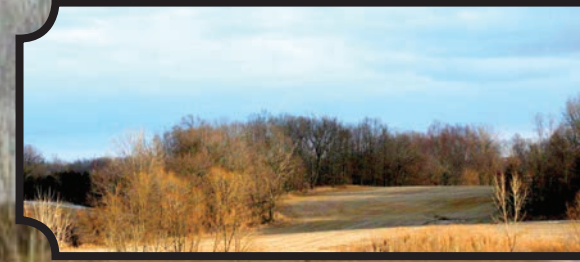
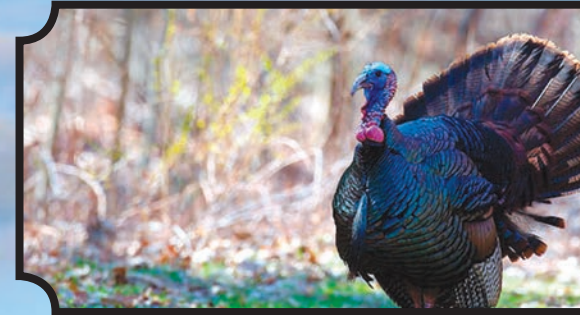
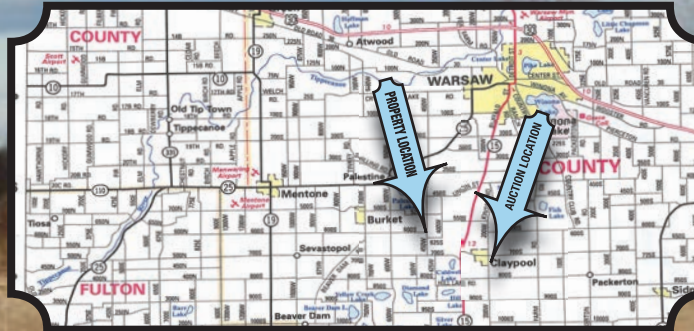
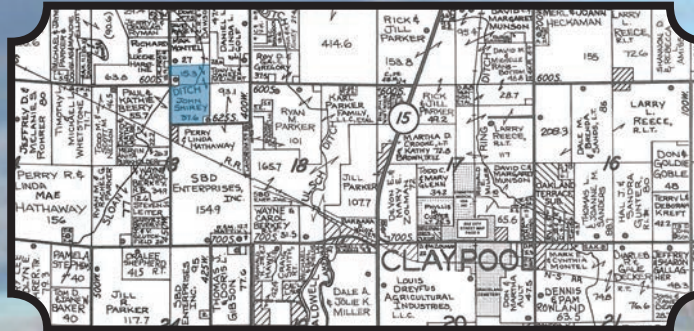
TRACT #2: 5.5± acres. – Excellent potential, wooded building site with approx. 1 acre tillable land. Combine with Tracts 1 and/or 3 for additional acreage. Approximately 500' of road frontage on CR 625 S and 365" of frontage on CR 450 W.

TRACT #3: 5.5± acres. – Excellent potential, wooded building site with approx. 1.7 acres of tillable land. Combine with Tracts 1 and/or 2 for additional acreage and 6.75± acres of woods. Approximately 365' of frontage on CR 450 W. Combine Tracts 2 and 3 for great hunting.

TRACT #4: 15.5± acres. – Approximately 12.0± acres of wetlands, wildlife, recreation and wooded area with 3.5± acres of productive, tillable land or food plot location. Approximately 330± of road frontage on CR 450 W. Combine with Tract 1 for a spacious, private estate or hunting and recreational property. (Parcel ID# - 025-032-005). This tract adjoins a regulated property on the north boundary and no water well may be installed on this tract.

Parcel ID# - 025-033-004 & 025-032-005

CALL THE SALE MANAGERS FOR A WETLAND DETERMINATION MAP



OWNER: Estate of John Shirey
SALE MANAGERS:
Gary Bailey 1-800-659-9759
or Gannon Troutner 574-354-7822



• 800-659-9759 • www.GaryBaileyAuctions.com

53 ± ACRES

Southwest of Warsaw
Northwest of Claypool

MONDAY, MAY 13 • 6 PM

At the Claypool Lions Club - Kosciusko County

Potential Building Sites · Woods · Tillable Land
Wildlife · Hunting & Recreation · Many Mature Trees
Kosciusko County, Indiana · Seward Township
Tippecanoe Valley Schools

PROPERTY LOCATION:

Southwest of Warsaw 3.5 miles on SR 25 to CR 450 W, then turn South 3.5 miles to the property. Or on SR 15, 5.5 miles South of Warsaw or 1 mile North of Claypool to CR 600 S, turn West 1 mile to CR 400 W, turn South to CR 625, then turn West ½ mile to property.

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.

Inspections: CALL THE SALE MANAGERS FOR PRIVATE INSPECTIONS.
Bid your price on your choice of any tract or any combination of tracts

TRACT INFORMATION

TRACT #1: 26.5± acres. – 18.5± acres of productive, tillable land with 8.0± acres of non-tillable land with wooded area, wildlife, hunting and recreation. Secluded, potential building site with approximately 370± of road frontage on CR 625 S and 500± of road frontage on CR 450 W. Combine with Tracts 2, 3 and/or 4 for a large private estate or hunting and recreational retreat.

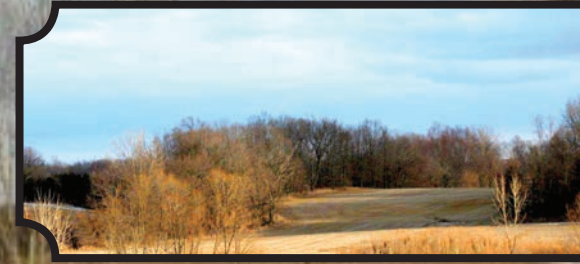
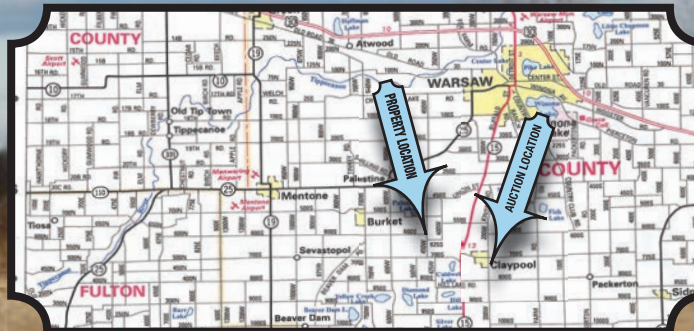
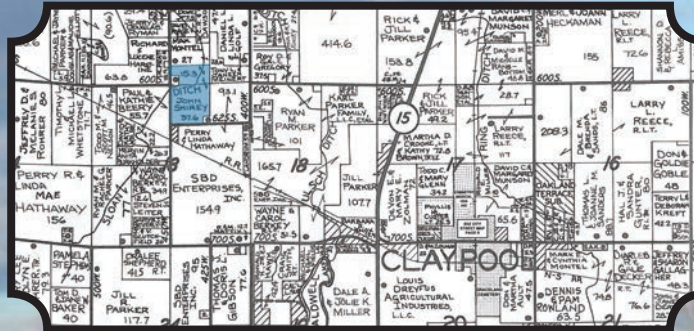
TRACT #2: 5.5± acres. – Excellent potential, wooded building site with approx. 1 acre tillable land. Combine with Tracts 1 and/or 3 for additional acreage. Approximately 500' of road frontage on CR 625 S and 365" of frontage on CR 450 W.

TRACT #3: 5.5± acres. – Excellent potential, wooded building site with approx. 1.7 acres of tillable land. Combine with Tracts 1 and/or 2 for additional acreage and 6.75± acres of woods. Approximately 365' of frontage on CR 450 W. Combine Tracts 2 and 3 for great hunting.

TRACT #4: 15.5± acres. – Approximately 12.0± acres of wetlands, wildlife, recreation and wooded area with 3.5± acres of productive, tillable land or food plot location. Approximately 330± of road frontage on CR 450 W. Combine with Tract 1 for a spacious, private estate or hunting and recreational property. (Parcel ID# - 025-032-005). This tract adjoins a regulated property on the north boundary and no water well may be installed on this tract.

Parcel ID# - 025-033-004 & 025-032-005

CALL THE SALE MANAGERS FOR A WETLAND DETERMINATION MAP



OWNER: Estate of John Shirey
SALE MANAGERS:
Gary Bailey 1-800-659-9759
or Gannon Troutner 574-354-7822



• 800-659-9759 • www.GaryBaileyAuctions.com