

**ABSOLUTE REAL ESTATE AUCTION**

**AUCTION**

KOSCIUSKO COUNTY INDIANA

**800-659-9759**  
www.garybaileyauctions.com

**ABSOLUTE REAL ESTATE AUCTION**

KOSCIUSKO COUNTY INDIANA

**MONDAY, JULY 15 • 6PM**  
Held at the Meeting Place - Warsaw, IN  
www.garybaileyauctions.com

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

- Over 900' of Lake & Channel Frontage
- 6.85 Acres - 30 Mobile Home or RV Sites
- Income Producing Campground

**SILVER LAKE, INDIANA**

**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

**SCHRADER Corporate Offices**  
P.O. Box 508, 950 North Liberty Drive  
Columbia City, IN 46725  
800-451-2709 • 260-244-7606  
www.schraderauction.com

AU09200000 / AC63001504

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				

**JULY 2013**

**800-659-9759**  
www.garybaileyauctions.com

**ABSOLUTE REAL ESTATE AUCTION**

**NORTH WEBSTER, INDIANA**

- Prime Commercial Property
- Residential Single Family Lots
- 48.5± Acre Master Planned Development

**MONDAY, JULY 15 • 6PM**  
Held at the Meeting Place - Warsaw, IN  
www.garybaileyauctions.com

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

**NORTH WEBSTER, INDIANA**

**MONDAY, JULY 15 • 6PM**

Held at the Meeting Place - Warsaw, IN

**SILVER LAKE, INDIANA**

- Income Producing Campground
- Recreational Land
- 6.85 Acres - 30 Mobile Home or RV Sites
- Over 900' of Lake & Channel Front on Hill Lake
- Dock Space, Beach, Fishing and Boating



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

**800-659-9759**  
www.garybaileyauctions.com

**NORTH WEBSTER, INDIANA**

- Prime Commercial Property
- Residential Single Family Lots
- 48.5± Acre Master Planned Development
- Subdivision Ready - Roadway & Utility Infrastructure in Place
- Excellent Location Just South of North Webster on SR 13

**ABSOLUTE REAL ESTATE AUCTION**

KOSCIUSKO COUNTY INDIANA

**All Selling Regardless of Price!**  
Investors • Developers • Home Builders  
Individual Home Site Buyers • Sports Enthusiasts

# ABSOLUTE REAL ESTATE AUCTION

KOSCIUSKO COUNTY INDIANA

All Selling Regardless of Price without Reserve!

## OAKLAND HILLS SUBDIVISION:

**LOCATED:** at the intersection of State Road 13 and 500 N (Armstrong Road) just South of North Webster, Indiana.

**2 COMMERCIAL TRACTS:** Tracts 1 & 2, well-suited for distribution, light manufacturing, ideal for offices, showrooms and warehouses.

**TRACT 1:** with road frontage on SR 13 is Zoned commercial and is approximately 2.793 acres.

**TRACT 2:** 2 commercial lots with frontage on Armstrong Road and Baldwin Road at the entrance to Oakland Hills Subdivision.

**3 RESIDENTIAL TRACTS:** Tracts 3-5 / 49 Developed home sites. All roads and utilities in place and ready to build. Builders, home site buyers, investors and developers will not want to miss this rare opportunity. Buy tracts that include as few as 14 lots or as many as 21 lots, or buy any combination of tracts or the entire subdivision.

**TRACT 3:** Contains 21 lots, with frontage on Armstrong, Cranbrook and Goodison Roads.

**TRACT 4:** Contains 14 lots, with frontage on Goodison and Baldwin Roads.

**TRACT 5:** Contains 14 lots, with frontage on Baldwin Road.

**1 PLATTED UNDEVELOPED TRACT:**

**TRACT 6:** Approximately 18 acres, currently is being leased to a farm tenant until the end of the 2014 crop year, any cash rent will be paid to the new buyer. This tract has tillable acreage with the balance in recreational land, including a great hunting area.



**AUCTION LOCATION:** The Meeting Place, 475 Anchorage Rd, Warsaw, IN. From the intersection of SR 15 & US 30 in Warsaw on SR 15 South, approx. 1/4 mi. to Anchorage Rd (Farmers State Bank), turn East to 2nd drive on North side of road.

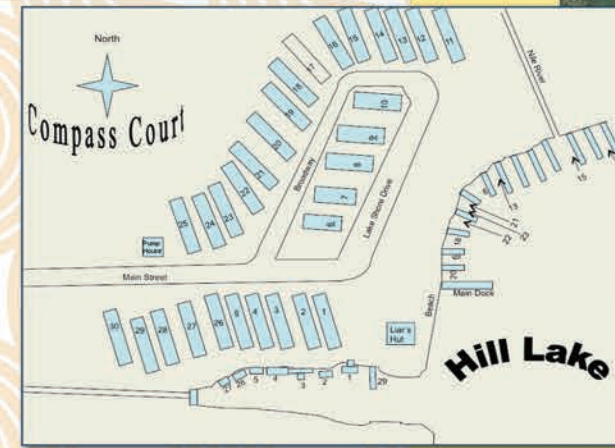


**INSPECTION DATES:**  
Oakland Hills Subdivision - Friday June 21, 10-11:30AM  
Compass Court Campground - Friday June 21, 3-4:30 PM

10% Buyer's Premium will be added to the final bid price.

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

**OWNERS:** Carr Development Group, LLC  
& Carr Land-Hill Lake, LLC



## COMPASS COURT CAMPGROUND

**LOCATED:** North of Silver Lake 1-1/2 miles or South of Warsaw 7-1/2 Miles to Hill Lake Road, turn west 1 mile to County Road 425 W, turn south to entrance.

**TRACT: 7: Compass Court Campground:** 6.85 Acres. Over 30 income producing mobile home or RV sites. Call one of the sale managers for current financial information. Over 900' of Lake Front and Channel Front on beautiful Hill Lake with pavilion, dock space, beach, fishing and boating. Near Silver Lake, IN.



## TERMS & 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.

**BUYERS PREMIUM:** A 10% buyer's premium will be added to all final bids for the contract purchase price.

**PURCHASE AGREEMENTS:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. 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.

**ABSOLUTE AUCTION:** All tracts will be sold absolute to the highest bidder(s) regardless of price, with no minimum bid and no reserve selling price, in accordance with a consent judgment pursuant to which the owner-entities are to be dissolved following the sale and the individual members of the owner-entities are authorized to bid on their own behalf.

**DEED:** Sellers will provide a Proper 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 on Tract 6 after the 2014 crop harvest. Buyer of Tract 6 shall receive the cash rent for the 2013 and 2014 crop years.

**REAL ESTATE TAXES:** Shall be pro-rated to the date of closing

**DITCH ASSESSMENTS:** The Buyers shall pay the 2014 ditch assessments.

**SURVEY:** There shall be no new survey.

**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. 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 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.**

**SCHRADER 800-659-9759**  
Real Estate and Auction Company, Inc.  
[www.garybaileyauctions.com](http://www.garybaileyauctions.com)