

TERMS AND CONDITIONS

PROCEDURE: Bidding will be open until the end of the auction, bid increments are at the discretion of the auctioneer.

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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The bid price is subject to the Sellers acceptance or rejection. Purchase agreement will be signed by the registered bidder only.

DEED: Sellers will provide a Warranty 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.

REAL ESTATE TAXES: The Seller shall pay the 2012 real estate taxes, due in 2013. The 2013 taxes due in 2014 shall be pro-rated using the most recent available tax information.

SURVEY: There will be no new survey, a copy of an existing survey shall be provided.

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
Real Estate and Auction Company, Inc.

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

**47±
Acres
in 1 Tract**

**Kosciusko Co.,
Indiana
Land
Auction**

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

AU09200000 / AC63001504

JULY 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			



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www.schraderauction.com

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GaryBaileyAuctions.com**

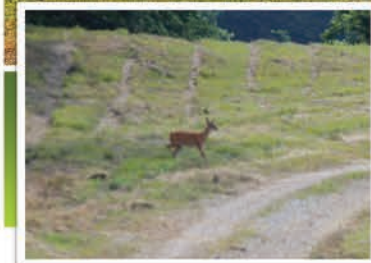
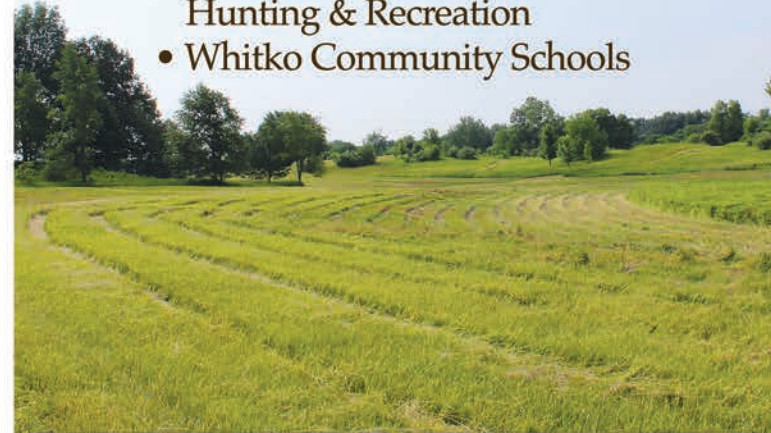
Kosciusko Co., Indiana

**Land
Auction**

**47±
Acres
in 1 Tract**

West of Pierceton | East of Warsaw

- Secluded Pole Building with Living Quarters
- Potential Building Site
- Abundant Wildlife - Excellent Hunting & Recreation
- Whitko Community Schools



SCHRADER
Real Estate and Auction Company, Inc.

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Wednesday, July 31

Held at 6pm on Site

Kosciusko Co., Indiana

Land Auction

47± Acres in 1 Tract

Wednesday, July 31

Held at 6pm on Site

PROPERTY LOCATION: From US 30 in Warsaw, Turn south on CR 250 E, 1 mile to Pierceton Road, then turn east to CR 275 E (at Stonehenge Golf Course) turn south 2 miles to CR 400 S then turn east 1.5 miles to CR 450 E, go straight ahead on private lane, follow to pole building.

AUCTION LOCATION: Held on site.

PROPERTY INFORMATION

Gently rolling, 47 Acres. 80'x45' 2004, Insulated Pacemaker Pole Building with concrete floor and 3 overhead doors. Living quarters with full kitchen, living and dining areas and a full bath. Water heater, water softener, 200 amp electric service and ample overhead storage. Underground electric, phone, 4" well and septic. Secluded, potential building site. Abundant wildlife, excellent hunting and recreation, great for atv's or motorcycles. Approximately 4+- acre hayfield. Parcel ID# 017-014-001 Taxes: \$1,772.28

OWNERS: Phil & Gretchen Gibbs

SALE MANAGERS: Gannon Troutner 574-354-7822

or Gary Bailey 1-800-659-9759

Email: gary@GaryBaileyAuctions.com or

gannon@GaryBaileyAuctions.com



GaryBaileyAuctions.com
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ALL WILDLIFE PHOTOS WERE TAKEN ON THE PROPERTY



INSPECTIONS DATES:
Wednesday July 3, 4:30-6PM
Sunday July 7, 9:30-11AM
Call the sale managers for private inspections.



Secluded Pole Building with Living Quarters • Potential Building Site • Excellent Hunting & Recreation