



SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Dr., Columbia City, IN 46725

www.GaryBaileyAuctions.com

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SALE MANAGERS:

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Gannon Troutner • 574-354-7822

phone: 260-244-7606 • 800-451-2709

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AUGUST 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:



WARSAW INDIANA • KOSCIUSKO COUNTY

519 Crestlane Dr. - Channel Front on Center Lake - Warsaw, IN 46580

Boat

Fish

Swim

Enjoy



THURSDAY, AUGUST 15

PERSONAL PROPERTY 3PM • REAL ESTATE 6PM

- 2622*sf Ranch Style Home
- 4 Bedrooms, 2.5 Baths
- 145'± of Channel Frontage
- Car • Collectibles
- Lawn & Garden • Household



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WARSAW INDIANA

KOSCIUSKO COUNTY

519 Crestlane Dr., Warsaw, IN 46580
- Channel Front on Center Lake -

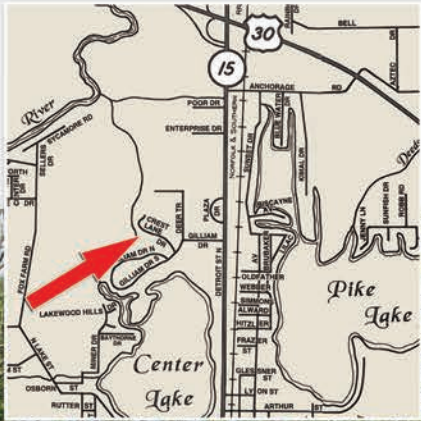
THURSDAY, AUGUST 15 PERSONAL PROPERTY 3PM
REAL ESTATE 6PM

DIRECTIONS: From US 30 & SR 15 in Warsaw, take SR 15 south, 1/2 mi. to Gilliam Drive (Bowling Alley), turn West to Crestlane, turn right to home. Auction held on site.

Channel Front Ranch Style Home with 2,622[±] sf including 4 Bedrooms, 2.5 Baths, Eat-in Kitchen, Dining Room, Living and Family Room with Fireplace and Wet Bar, Office, 3 Seasons Room, Oversized 2 car garage and Fenced Back Yard. GFA heat, central air, water softener. Spacious home, needs TLC. Approximately 145' of channel frontage.

Parcel ID 004-019-094.

Taxes \$1,546.00/year.



OWNER:

Kathryn Baumgartner
(Eric Harman Estate)

AUCTION MANAGERS:

Gannon Troutner 574-354-7822
& Gary Bailey 800-659-9759



Car: 2004 Buick Century Sedan - VIN #2G4W552J841169972 (only 4,077 miles!)

Lawn & Garden, Shop: Lawn Boy M21BMR Push Mower • Lawn Boy 302 Elec. Start 3.0 hp Snow Blower • Toro Elec. Blower/Vac • 10 ga. Shop Vac • Start-It compact Pro-jump Starter • Resin Patio Furniture • EZ Cart Lawn Cart • EZ Drop Push Spreader • Hand Sprayer (2) • Tree Pruners • Shovels, Rakes • Small amount of Hand Tools • 4-1/2" Angle Grinder • Jig Saw • 3/8" Drill • Dremel Tool • 28' Alum Ext. Ladder • 5' Step Ladder • Agilent 33220A-20 mhz function/Arbitrary Wave-form Generator (2) • Datron Instruments Dual Trace Oscilloscope D10 • Misc. Electronic items • Coleman Propane Stove • Fishing poles (3) & small tackle box

Antiques, Collectibles, Furnishings & Misc. Household: Ink Wells (2) • Cut Crystal • Barware, Stemware • Franciscan Table Service (5009 England) • Turtle Footstool • Misc. Sterling & Silverplate • Olevia Flat Screen TV (30") • DVD-VCR Player • Wingback Chairs (4) • Sofa • End Tables (5) • China Hutch • Buffet • Dining Room Table & 8 Chairs • Kitchen Table & Chairs (4) • Misc. Lamps (10) • Desk • Bedroom Suites (3) including Chests & Night Stands • Recliners (2) • Book Shelves (5) • Card Table & 4 Chairs • Lots of Paperback Books • TV Trays • Oreck XL Vacuum, Hypoallergenic filter • Hoover SteamVac Silver • FujiFilm Fine Pix, 14 mp, 30x Camera (NIB) • Ceramic Heater • Imperia Pasta Maker • Presto Griddle • Osterizer 8 sp. Blender • Black & Decker Dorm Fridge • Zijirushi BBCC-X20 Bread Maker • West Bend Popcorn Popper • Rival Crock Pot • Breadman Ultimate Bread Maker • Nesco 18 Roast Master • Misc. Bakeware & Cookware • Revereware 10 qt Stock pot • Grill Accessories • Puzzles, Games • Lifecare OxyCycle



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.**

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