Terms & Conditions

PROCEDURE: The property will be offered as an individual tract.

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.

DEED: Seller shall provide a deed sufficient to convey insurance title to the real estate.

EVIDENCE OF TITLE: The seller agrees to furnish at Owner's expense a Title Insurance Policy. A preliminary commitment will be available for review prior to the auction.

CLOSING: Closing shall take place within 30 days of proof of marketable title. Seller shall not be responsible for any closing costs incurred due to the Buyer securing financing.

POSSESSION: Possession is at closing.

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

SURVEY: The property shall not be surveyed by the Seller. The current legal descriptions shall be used to convey title.

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

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property.

AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller. There shall be no subagency.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, 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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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.

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Real Estate and Auction Company, Inc.
P.O. Box 508, Columbia City, IN 46725
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Kosciusko Co., IN

Home & Land AUCTION

SEPTEMBER 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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Kosciusko County, Indiana

Home & Land AUCTION

Monday, September 9 • 6pm *Held On Site*

Country Home with 5.29 acres

SCHRADER
Real Estate and Auction Company, Inc.

Kosciusko County, Indiana

Home & Land AUCTION

Monday, September 9 • 6pm *Held On Site*

Open house held August 12 from 4-6 PM
Call for private inspections

PROPERTY LOCATION: From the intersection of US 30 and SR 13 in Pierceton travel south 2 ½ miles to CR 650E. Turn left ½ mile to property on left side of road.

PROPERTY ADDRESS: 5404 S 650E, Pierceton, IN 46562

TAX PARCEL : 017-041-002
Monroe Twp., Whitco schools

PROPERTY INFORMATION: Country home built in 1977 with 3 bedrooms, 2 baths, walkout basement and 2 car garage in basement. All electric home ready for your quiet country living, along with ample acreage for extra recreation, livestock, or room for your dreams. Newer roof, 4"well, 200A electric service, septic and so much more await you in this peaceful country setting. All appliances stay, including washer and dryer.

OWNER: Eugene Cotton Rev Living Trust
Ron Cotton, Administrator

AUCTION MANAGER:
Lee Beer • 574.518.9109

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