

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding. Bid increments are at the discretion of 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. All 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 within 30 days after proof of merchantable title.

POSSESSION: At closing, subject to harvest of crops.

REAL ESTATE TAXES: Buyer to pay 2014 taxes and thereafter.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Survey costs shall be shared 50:50 between Buyer(s) and Sellers.

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. Tract acreage has been estimated based on aerial photographs. 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. 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.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.



Follow us on:

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709

AUCTION MANAGERS:

Gary Bailey and
Gannon Troutner

#AC63001504, #AU09200000, #AU11000010

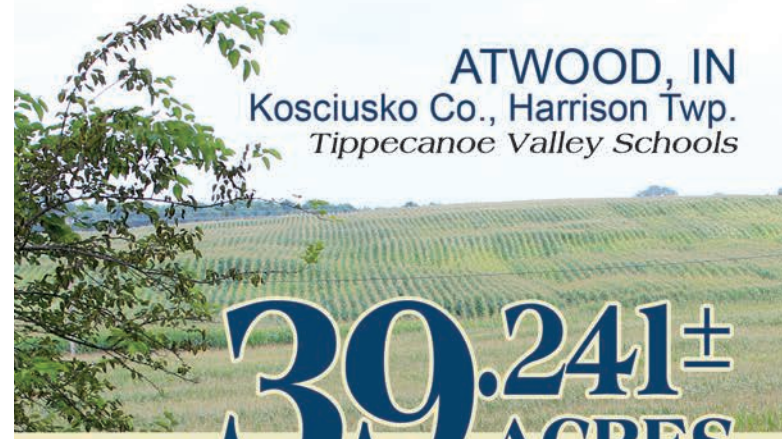
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SEPTEMBER 2013							
Sun	Mon	Tue	Wed	Thu	Fri	Sat	
1	2	3	4	5	6	7	
8	9	10	11	12	13	14	
15	16	17	18	19	20	21	
22	23	24	25	26	27	28	
29	30						

www.GaryBaileyAuctions.com
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ATWOOD, IN
Kosciusko Co., Harrison Twp.
Tippecanoe Valley Schools

39.241±
ACRES
OFFERED IN 3 TRACTS

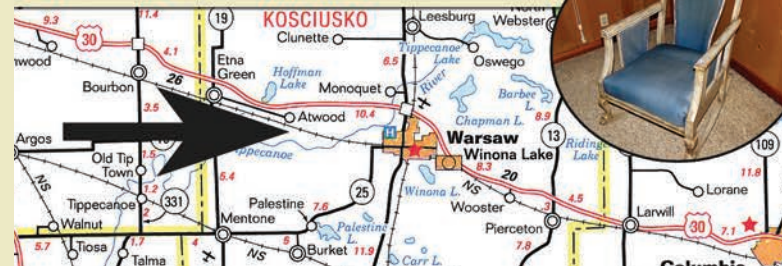
PRODUCTIVE, TILLABLE LAND
WOODED, WILDLIFE, HUNTING, & RECREATION
POTENTIAL BUILDING SITES
HOME ON 2± ACRES



The Jack & Margaret
Garman Estate

Auction

Wednesday, September 18
PERSONAL PROPERTY - 4:00 PM
REAL ESTATE - 6:00 PM



REAL ESTATE & PERSONAL PROPERTY Auction

The Jack & Margaret Garman Estate

Wednesday, September 18 • 4 & 6 PM

PROPERTY LOCATION:

1625 N 700 W, Warsaw, IN.

In Atwood, at the intersection of Old Rd. 30 & Harrison St., turn south .2 mile to Gault St., turn right or west to CR 700 W, then left or south to farm on right.

AUCTION LOCATION:

On site.

39.241± ACRES

**PRODUCTIVE, TILLABLE LAND
WOODED, WILDLIFE, HUNTING, & RECREATION
POTENTIAL BUILDING SITES
HOME ON 2± ACRES**



INSPECTION DATES:
Mon., August 19, 4:30-6 pm
& Sat., August 24, 9:30-11 am
or Call the Sale Managers
for Private Inspections.

PERSONAL PROPERTY AT 4:00 PM



Primitives • Collectibles

1879 Kingman Bros. Kosciusko Co. Atlas (damaged, pages missing) • Caswell-Runyan cedar chest, Huntington, IN • Antique dresser w/ mirror • Pair of glass bedside lamps • Dolls (4) • Tyco train cars, Silver streak engine #4301 & caboose • Blue Willow dishes • Insulators • Milk can • Card catalog file • Jelly cupboard • Williamsburg Pottery pitcher (2) • Standard brass washboard • Joe Rice 2005 paper weight • Edelweiss / Dr. Zhivago Swiss cuckoo clock • Costume jewelry • Amber glassware • Blue glassware - Union Pacific RR pc. • Sherbets (4) • Steware • Milk glass • Kosc. Co. 1854 plate • Kosc. Co. 1985 Commemorative plate • Cut glass pcs. • Marbled hen & nest • Greenfield Kaingz Dairy Chicago, IL Ice Cream Co. half pint / quart • Chamber pot • Crosscut saw • JC Higgins bicycle • Sad irons (2)

Household • Furnishings

Winnie the Pooh baby bed • Full headboard w/ cubbies • Retro formica table w/ 2 leaves • Full headboard, matching desk • End table w/ lamp • Hoover Temp wide path vacuum • Stereo console • Pair of table lamps • Floor lamps • Typing table • End tables • Glasses, cups • Cookware &

bakeware • Dehumidifier • Emerson VCR • VHS tapes • Books • Embroidery hoops • Tupperware • Canner • Pressure cooker • Christmas decorations • Misc. bedding, blankets • 4 qt. ice cream freezer, Model 78 • Copco salad spinner • Domestic table top sewing machine, Series 153 • Coronado chest freezer • Dehumidifier • Coffee maker • Sharp Microwave • Doilies, placemats • Couch & chair, upholstered • (2) Chairs

Lawn Tractor • Tools • Miscellaneous

Toro Wheel Horse 14.5 HP, 36" • Rakes, shovels • Log chain, heavy duty • Pruners, trimmers • Coleman lantern • Coleman camp stove • Porch swing • Alum. lawn chairs • Pipe cutters • Craftsman table top tool chest • Carpenters wood tool chest • Shop vac, Quiet series, 5 gal., 2hp • Craftsman 12" band saw-sander • Craftsman table top belt & disc sander • Craftsman 2.5 hp radial arm saw on stand • Power King table saw • Pipe clamps (2) • B&D drill guide • Doweling jig • Misc. hand tools • Drill bits • Bit & Brace (2) • Wood clamp • Oil cans (5) • Wood block plane • Wood bow & arrows



REAL ESTATE AT 6:00 PM

TRACT INFORMATION:

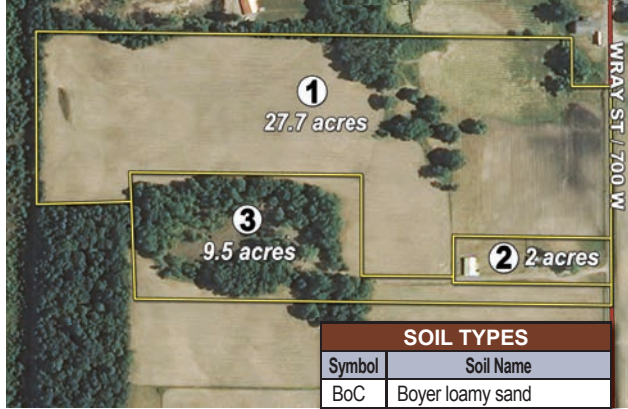
TRACT 1: 27.741± Acres. Nearly 18± acres of productive, tillable land. Excellent estate size potential building site or hunters paradise with approximately 9.741± acres of wooded, recreational land. 529.01' of road frontage.

TRACT 2: 2± Acres. Spacious 1848± sf 2-story home with 2 car attached garage. Home includes 5 bedrooms, 2 full baths, eat-in kitchen with built in corner cupboard, laundry room with dry sink, spacious living room. Home has replacement windows throughout, gas forced air furnace & central air, Kinetico water softener. 30'x36' Morton pole building & 34'x56' building with lean-to. Room for 4-H animals, garden, pets or hobbies. 159.49' of road frontage. Combine with Tracts 1 and/or 3.

TRACT 3: 9.5± Acres. Secluded, potential building site or ideal for hunting, wildlife & recreation. This parcel includes a former gravel pit. 70' of road frontage.

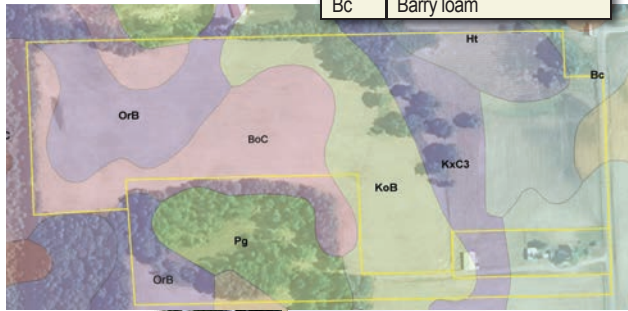
Parcel ID's 013-015-031, Portions of 013-015-037 & 013-015-038.

All building and home information has been obtained from county records.



SOIL TYPES	
Symbol	Soil Name
BoC	Boyer loamy sand
KoB	Kosciusko sandy loam
OrB	Ormas loamy sand
KxC3	Kosciusko sandy clay loam
Pg	Pits, gravel
Bc	Barry loam

BID YOUR PRICE ON YOUR CHOICE OF TRACTS OR THE ENTIRE PROPERTY.



OWNERS: ELAINE FIKE & BARBARA EYSTER

SALE MANAGERS:
Gannon Troutner 574-354-7822
Gary Bailey 574-858-2859

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Real Estate and Auction Company, Inc.

800-659-9759
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