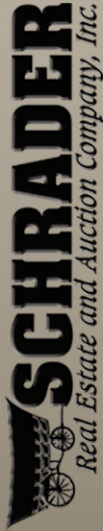


104 S. JEFFERSON ST.,  
LEESBURG, IN  
KOSCIUSKO COUNTY  
PLAIN TOWNSHIP

Real Estate & Personal Property  
**AUCTION**



950 North Liberty Dr., Columbia City, IN 46725

[www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com)

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Gannon Troutner • 574-354-7822

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email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

OCTOBER 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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**KOSCIUSKO COUNTY  
PLAIN TOWNSHIP**

- Spacious, open concept brick ranch home with 2 car attached garage!
- Car • Truck
- Primitives & Collectibles
- Household & Furnishings
- Lawn & Garden



**AUCTION**



**Wednesday, October 30th**

**104 S. JEFFERSON ST., LEESBURG, IN**

**Real Estate - 6:00PM**

**Personal Property - 4:00PM**



# Real Estate and Personal Property

# AUCTION

## Wednesday, October 30th

### Personal Property 4:00PM • Real Estate 6:00PM

LEESBURG, INDIANA • KOSCIUSKO COUNTY  
PLAIN TOWNSHIP  
WARSAW COMMUNITY SCHOOLS

104 S. JEFFERSON ST. LEESBURG, IN

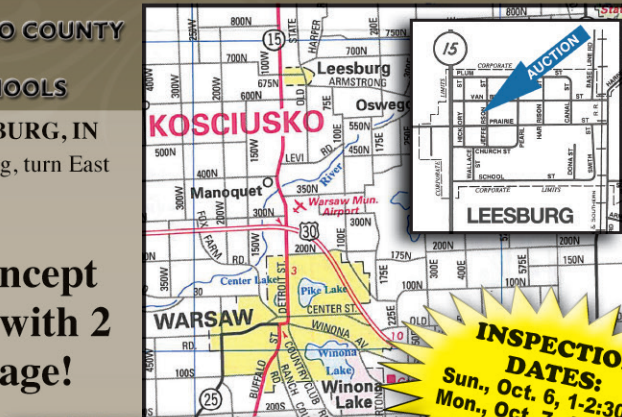
**DIRECTIONS:** On SR 15 in Leesburg, turn East on Prairie Street, to Jefferson Street.

**AUCTION LOCATION:** On Site

## Spacious, open concept brick ranch home with 2 car attached garage!

Spacious, open concept brick ranch home with 2 car attached garage on large corner lot on partial basement & concrete driveway. Home includes 1744± square feet of living area with approximately 1308 square feet of basement area, partially finished. Home includes 3 bedrooms, 2 full baths, kitchen with breakfast bar & living room with gas log fireplace. Home has gas hot water boiler heat and Kinetico water softener.

Parcel ID 022-029-098. All home information has been obtained from county records.



**INSPECTION  
DATES:**  
Sun., Oct. 6, 1-2:30pm  
Mon., Oct. 7, 4:30-6pm  
Or call the Sale Managers for  
private inspections.



#### 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.  
**REAL ESTATE TAXES:** Prorated to day of closing.  
**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. **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.** Tract acreage has been estimated based on aerial photographs. The prop-

erty 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 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.**

#### CAR/TRUCK/LAWN & GARDEN:

2002 Cadillac STS 32V Northstar (54,000 miles) Vin#1G6KY54972-U297984 • 1997 Chevy S-10 4x4 Single Cab Pick-Up (52,900 miles) Vin#1GCDT14X4VK174929 • Craftsman Gas push mower • Karcher pressure washer • Golf clubs

#### PRIMITIVES & COLLECTIBLES:

Owl collection • Oil lamp • Old painted patio lights • Renown painted patio lights • 4 gal. crock • 1 gal. crock • History of Kosciusko vol. 1 & 2 (1919) • Cedar chest • Retro Kitchen table w/ 4 chairs • Retro stools • **Princess China** - Golden Peony • Dishes (Rooster weather vane pattern) • Orchard snack sets (12 place setting) • **Noritake** bamboo china • Silver plated creamer & sugar tea set • **Fireking** (2 pcs) • Musical birthday cake platter • Wood high chair • Quilt • Cuckoo clock • **Gilbert** wind up mantle clock • Leather coin purse

#### HOUSEHOLD & FURNISHINGS:

**Samsung** 42" flat screen plasma TV • **Magnavox** 19" Flat screen TV • **Sony** 27" Trinitron TV • Glass TV stand • **Broyhill** 3pc bedroom suite (Queen) • 3pc bedroom suite • **Jenny Lind** bed frame (Twin) • **Ultra suede** couch & love seat • Recliner • Love seat • Wicker love seat • Bamboo chair • Small Curio cabinet • End tables (2) • Sofa table • 8 Folding chairs & card table • Floor lamp • **Whirlpool** window air conditioner • **Goldstar** window air conditioner • **Hoover** steam vac silver • **Fantom** hand vacuum • **Haier** counter top wine cellar (6 bottles) • Misc. small appliances • **Legacy** wine cork remover • Cut glass pieces • **Pyrex** • Pots & pans • Misc. silverware • Misc. cups & glasses • Misc. glassware • Fan • Cordless telephones • Luggage • **Sony** CD radio cassette/CD player • **CasioLK-30** Keyboard on stand w/ bench • Ping Pong table • Games (3) • Puzzles (2) • Albums • Christmas decorations



**OWNERS:** Dick & Peg Klopenstein  
**AUCTION MANAGERS:**  
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Gary Bailey • 800-659-9759  
gary@garybaileyauctions.com

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**800-659-9759**

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