

Terms & Conditions

PROCEDURE: There will be open bidding. 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. Tracts 1 & 2 to sell absolute, regardless of price. Tract 3 to sell with reserve, 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 on home and Condo, subject to harvest of crops.

REAL ESTATE TAXES: Buyer to pay 2014 taxes and thereafter on the farm (65.04± acres). In the event the farm sells to one buyer, taxes shall be prorated to day of closing. Taxes on the Condominium shall be prorated to day of closing.

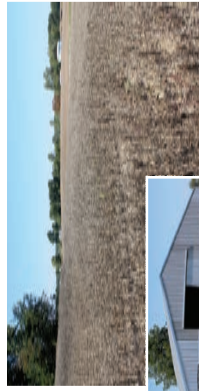
DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

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. 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. **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.**



Kosciusko County, Indiana

• 65.04± acres with Productive, Tillable Land and Home with Pole Building in 2 Tracts

TO SELL ABSOLUTE, REGARDLESS OF PRICE

• Condominium in Warsaw at Silver Fox **SELLING WITH RESERVE**

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,
Gannon Troutner,
Rick Williams

#AC63001504

#AU09200000

#AU11000010

#AU10000259



NOVEMBER 2013									
Sun	Mon	Tue	Wed	Thu	Fri	Sat			
					1	2			
					8	9			
					15	16			
					22	23			
					29	30			
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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Follow us on:

Kosciusko County, Indiana



*Atwood, IN • Etna Twp.
Triton Schools*

65.04± acres

OFFERED IN 2 TRACTS

**Productive, Tillable Land,
Home with Pole Building
Pond and Woods**

**TO SELL ABSOLUTE,
REGARDLESS OF PRICE**

*Warsaw, IN
Wayne Twp.*

**Condominium
in Warsaw at
Silver Fox**

**SELLING
WITH
RESERVE**



SCHRADER
Real Estate and Auction Company, Inc.

Real Estate & Personal Property
AUCTION
WEDNESDAY, NOVEMBER 20
Personal Property at 5PM • Real Estate at 6PM

KOSCIUSKO CO., IN Real Estate & Personal Property AUCTION

**WEDNESDAY,
NOVEMBER 20**
PERSONAL PROPERTY AT 5PM
REAL ESTATE AT 6PM

**AUCTION LOCATION:
1671 N 800 W, WARSAW, IN**

PERSONAL PROPERTY TO SELL AT 5 PM

• **2009 Dodge Ram** Single Cab 4500
Cummins Turbo diesel, 6.7 liter, 6



spd, GVW 16,500, rear Axle 13,500 - 4.44 ratio with a winch & bed for

hauling pontoon boats, 35,675 mi., VIN 3D6WC66L79G505879

• **John Deere LX277** lawn tractor, Hydro, 48C convertible, 17hp, cruise control, SN MOL-277CO13244

• **Wheel Horse 16** automatic lawn tractor, model 1 0440 8, SN 966662

• **Push blade** for Wheel Horse
• **Belt driven** Wheel Horse tiller

• **Lawn Boy** self propelled, electric start, Gold Pro Series push mower w/ bagger



REAL ESTATE TO SELL AT 6 PM

*Atwood, Indiana • Etna Twp. Triton Schools
East of Etna Green • West of Warsaw*

Tract 1 & 2 - FARM LOCATION: 1671 N 800 W, Warsaw, IN. From SR 15 & US 30 in Warsaw, West 7.7 miles on US 30 to CR 800 W, turn South 1/2 mile to 200 N & 800 W or 2.75 miles East of SR 19 at Etna Green to CR 800 W, then South 1/2 mile to Farm.

TRACT 1: 45.04± Acres. Approx. 38.5± acres of productive, tillable land. Approx. 1340' of road frontage on CR 800 W, approx. 1090' on CR 200 N.

TRACT 2: 20± Acres with woods, pond, Sprawling Brick Ranch Home with a 36' x 64' pole building with 18' x 64' enclosed lean-to's on each side. Home has an attached 2-car garage and 2068± sq. ft. of living area including 3 large bedrooms, 3 full baths, custom kitchen cabinetry, and a spacious living room open to the dining area. Home has



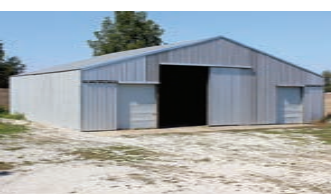
Geothermal heat, 2 water heaters, central air, central vac and a Kinetico water softener. Enjoy hunting, 4-H animals, hobbies or small farm. Excellent potential

food plot or pasture areas, or 11± acres of tillable income. Road frontage on CR 800 W.

Combine Tracts 1 and 2 for a large estate-size parcel of land.

TRACTS 1 & 2 TO SELL ABSOLUTE - REGARDLESS OF PRICE

Parcel ID 011-073-001



Farm Inspection Dates:

• **TRACTS 1 & 2** •

**Saturday, October 19
9-10:30 AM**

**Monday, October 21,
4:30-6 PM**

*or Call the Sale
Managers for Private
inspections.*

*Warsaw, Indiana
Wayne Twp.*

Tract 3 - CONDO LOCATION - 2300 Whitetail Run, Warsaw, IN. From SR 15 & US 30 in Warsaw, 2 miles East of SR 15 on US 30 to Parker St. (at Menards), turn North to Husky Trail then left to Whitetail Run, then Left (just past Harrison Elementary School).

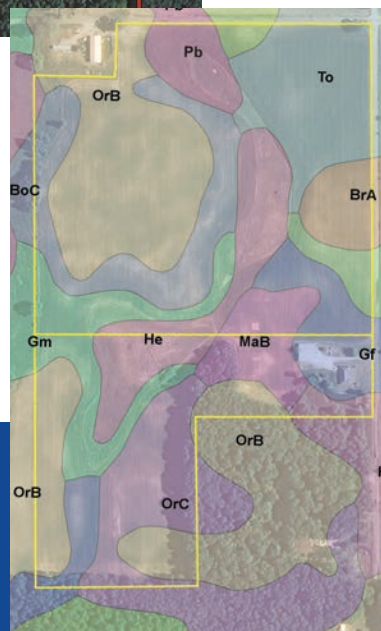
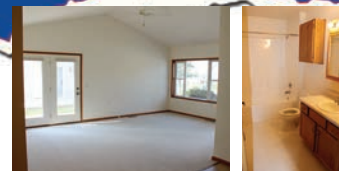
TRACT 3: CONDO - In Silver Fox with 1092 sq. ft. of living area and 1-car attached garage. 2 bedroom, 2 bath condo with appliances, stackable washer and dryer, and a neutral color palette is ready to move into. Enjoy maintenance free living.

TRACT 3 TO SELL WITH RESERVE - SUBJECT TO SELLERS ACCEPTANCE OR REJECTION

Subject to all covenants, codes & restrictions

Parcel ID 004-013-014.11B

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



Condo Inspection Dates:

• **TRACT 3** •

Saturday, October 19, 2-3:30 PM

Wednesday, October 23, 10:30-12

**Noon or Call the Sale Managers for
Private inspections.**

OWNER: GRETTA WOLFF

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

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