

- PRIME LOCATION
- MODERN CHURCH
- PROPERTY ON 4.2± ACRES
- WITH EXCELLENT ACCESSIBILITY AND ROOM FOR POTENTIAL EXPANSION

Kosciusko County, Wayne Township

1250 Flusky Trail, Warsaw, Ind.

Church Facility Real Estate Auction

SEALED BID WITH QUALIFIED SEALED BIDDERS RETURNING FOR LIVE COMPETITIVE BIDDING

SEALED BID DEADLINE: WEDNESDAY, DECEMBER 4 • 12 NOON
PRIVATE LIVE AUCTION: THURSDAY, DECEMBER 5 • 1 PM

6560± sq. ft. of sanctuary, office, classrooms, kitchen, nursery with rest room, and storage area

800-659-9759 • 574-354-7822
www.GaryBaileyAuctions.com
www.SchraderAuction.com

DECEMBER 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
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SEALED BID TERMS & CONDITIONS

SCHRADER Real Estate and Auction Company, Inc.
950 N. Liberty Dr., Columbia City, IN 46725
260-244-7606 • 800-451-2709
Gary Bailey and Cannon Troutner
Auction Managers:
#AC63001504, #AU09200000, #AU11000010

SEALED BID REAL ESTATE AUCTION

1250 Flusky Trail, Warsaw, Ind.

SEALED BID TERMS & Conditions

Packet has been prepared which provides general instructions and contains basic property information and all forms necessary to submit a sealed bid, including legal description, Real Estate Purchase Agreement, title report, plat, and property details. Prospective bidders are advised to review all information available from broker, seller and other sources prior to submitting a bid. Materials provided to bidders are for informational purposes only and may not be relied upon. It is highly recommended and encouraged that each bidder independently verify all information and perform his/her own physical inspection of the property.

TERMS AND CONDITIONS:

- CLOSING: To be on cash terms within 15 days of marketable title.
- TAXES: To be prorated to date of closing, if any.
- POSSESSION: At Closing.
- SURVEY: No new survey will be provided.
- TITLE: Warranty Deed with Owner's Title Insurance. A preliminary Title Insurance policy is available in a Bidder's Packet.

CONDITION: Broker, Sellers, and their respective officers, employees, and agents offer the property in an "as-is," where- as condition, with all faults." The sale of the property is subject to any and all easements of record.

DEED: Sellers shall provide a proper deed.

FINANCING: Bidding is not conditional upon financing.

CLOSING: Closing shall take place 15 days after proof of the amount of the purchase price.

OFFER REQUIREMENTS: All offers must be sealed and the name and address of the offering party must appear on the outside front of the envelope. Offers must be in writing on the enclosed Agreement to Purchase Real Estate and Ad- Auction Company, Inc. 7032 N 400 W, Leesburg, IN 46538 on or before Wednesday, December 4th at 12:00 NOON. Bidder may deliver or use overnight delivery service.

ALL OFFERS MUST BE ACCOMPANIED by a Cashier's Check, personal or corporate check, in the amount equal to ten percent (10%) of the bid price. For pre-closing pos- session, buyer can put an additional ten percent (10%) of the final bid price down. Checks must be payable to "Schrader Real Estate and Auction Company, Inc. Escrow." The check will be deposited only if bid is accepted. Checks submitted with unacceptable bids will be returned within three (3) business days after the bids are rejected, but no later than December 5th at 1:00 PM. In the event that there are not at least 2 acceptable bids on the property, the Owner may accept the high bid, without live competitive bidding.

WEDNESDAY, December 4th, 2013.

DISCLAIMER AND ABSENCE OF WARRANTIES: All infor- mation 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** included in the bidder information packet and **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 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, 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. All sketches and any express warranties set forth in the sale documents, purchase documents, and all related materials are assumed to be true and correct. The Seller and the Auction Company make no 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.

Church Facility Real Estate Auction

SEALED BID WITH QUALIFIED SEALED BIDDERS
RETURNING FOR LIVE COMPETITIVE BIDDING

SEALED BID DEADLINE:

Wednesday, December 4 • 12 Noon

PRIVATE LIVE AUCTION:

Thursday, December 5 • 1 PM

*Great Location Near Harrison Elementary School
Shopping and Movie Theatre just off of US 30*

PROPERTY LOCATION: 1250 Husky Trail, Warsaw, Indiana.

At the intersection of US 30 and Parker St., turn North to T (at Menards), then left and follow around past Martins to property on the Right.

PROPERTY INFORMATION: Spacious 6560± square foot Church Facility located in the city of Warsaw. The Sanctuary/theatre area is approximately 2860± square feet with the remaining (3700±) square footage dedicated to classroom, office, kitchen, restroom and storage space. Many items such as chairs, tables, desks, office items will be included with the property. Any items remaining in the facility at bid deadline will become the property of the buyer. The property has well and sewer.

This property will have a deed restriction with regard to a 7 year requirement the property remain a Church facility.

Note: Bidding starts at \$320,000.00. The top four acceptable bidders shall be invited to return for live private bidding on **Thursday, December 5th, 2013 at 1:00 PM** (private auction to be held on site).

To receive bidder packets call or email the sale managers at 1-800-659-9759, gannon@garybaileyauctions.com or gary@garybaileyauctions.com or visit our website at www.schraderauction.com

Sealed Bid Deadline: Due Wednesday, December 4th at 12 NOON

OWNER: INDIANA-MICHIGAN MENNONITE CONFERENCE INC.

AUCTION MANAGERS:

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

 **SCHRADER** 800-659-9759
Real Estate and Auction Company, Inc. GaryBaileyAuctions.com



Inspection Dates:

Wednesday, November 13, 10-12:00 NOON
and Friday, November 15, 10-12:00 NOON,
or Call for a private inspection.

