

AUCTION TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by 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. The 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 15 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rata to day of closing.

SURVEY: There shall be no new survey.

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. 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 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 persons credentials, fitness, etc. All decisions of the auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER OTHER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725

Auction Manager:

Gary Bailey 800-659-9759

#AC63001504, #AU09200000

NOVEMBER 2015						
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					

800.659.9759
GaryBaileyAuctions.com



Spacious Home with
Attached Garage on
1⁺ ACRE

Spacious Home with
Attached Garage on
1⁺ ACRE
Kosciusko County, Etna Township

AUCTION
Real Estate

Saturday, November 21 • 10:00 am
Auction held on site: 527 E High St., Etna Green, IN

- 1,836± square feet of living area
- 24' x 33' attached insulated garage.
- Come bid your price on this home and large lot!

SCHRADER
Real Estate and Auction Company, Inc.



Real Estate

AUCTION

Spacious Home with
Attached Garage on

1[±]
ACRE

SCHRADER
Real Estate and Auction Company, Inc.

COME BID YOUR
PRICE ON THIS
HOME AND
LARGE LOT!

Saturday, Nov. 21
@ 10:00 am

Kosciusko County, Etna Township

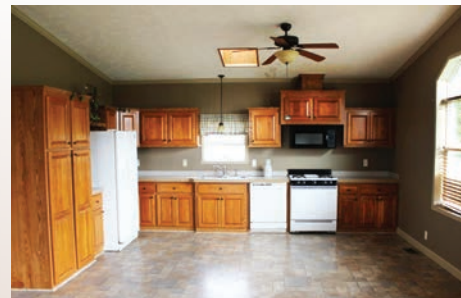
Auction & Property Location:
527 E High Street, Etna Green Indiana

Open Houses:

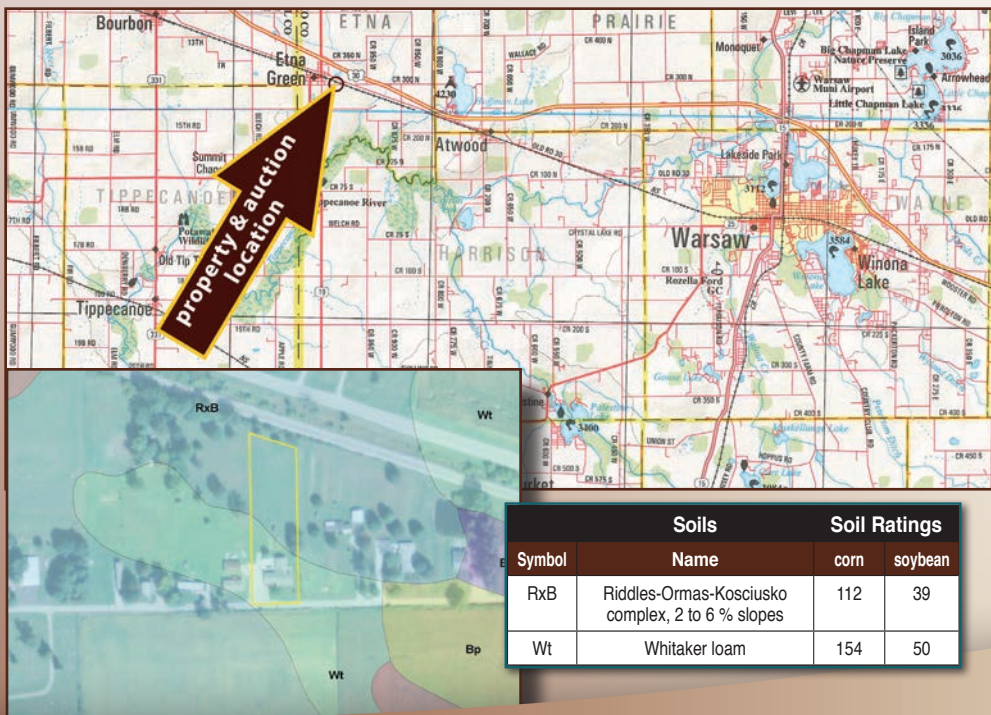
Saturday, Oct. 31, 1-3 PM
Monday, Nov. 9, 4:30-6 PM
*For a private inspection, call
the sale manager*

HOME DESCRIPTION:

2006 Home on a 1[±] acre lot with a 24' x 33' attached insulated garage. The home features 1836[±] square feet of living area, with 4' high crawl space. This home has 3 Bedrooms with walk-in closets, 2 Baths, and a master bedroom with bath and shower. Kitchen open to family room and fireplace, dining room, family room and wood deck patio. Gas forced air heat and central air. There is also a small building for additional storage. Room for pets, children and garden. City sewer and water.



MAPS:



Soils		Soil Ratings	
Symbol	Name	corn	soybean
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 % slopes	112	39
Wt	Whitaker loam	154	50

Owner: The James Riewoldt Estate
Auction Manager: Gary Bailey

**Call or Visit our Website for
brochure & more pictures!**

800-659-9759
WWW.GARYBAILEYAUCTIONS.COM