

SCHRADEVILLE
Real Estate and Auction Company, Inc.

**offered in
3 Tracts**

Tract 3



**Offered in
3 Tracts**

Great Estate AUCTION

257 acres

Northeast of Warsaw • West of North Webster • Oswego • Kosciusko County • Indiana
Country Homes • Potential Building Sites • Woodland • Tippecanoe River
Ponds • Wildlife, Hunting, Fishing and Recreation

6576.659.008

www.GaryBaileyAuctions.com

NOVEMBER 2018						
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	

AC63001504, AU09200000

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AUCTION MANAGER:
950 North Liberty Dr., Columbia City, IN 46725
Gary Bailey • 800-659-9759
260-244-7606 • 800-451-2709

SCHRADEL Real Estate and Auction Company, Inc.

[illegible]

REAL ESTATE TAXES: Pro-Rate to day of closing.
The Buyers shall pay any direct taxes due if any after clos-
ing.

SURVEY: The Seller shall determine any need for a new survey. Tracts purchased separately or in combinations that contain entire existing legal descriptions shall not be surveyed. Any balance of the Tracts purchased shall be surveyed and price adjusted according to surveyed acre using the existing legal as the basis for the when surveyed portions. Any new survey provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any differ-
ence between advertised and surveyed acres. There shall be no adjustment on
Tracts or combinations of Tracts with improvements. The survey cost shall be
divided 50/50 between Buyer(s) and Seller. Seller shall not be responsible for any
closing costs incurred by the Buyer(s) for financing.

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
STATEMENT.

TERMS AND CONDITIONS: Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the 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 OR BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

DEED: Seller will provide a Special Warranty deed.

EVIDENCE OF TITLE: Seller will provide title insurance in the amount of the purchase price.

CLOSING: The targeted closing date will be approximately 45 days after the auction or as soon as possible after marketable title.

POSSESSION: At closing.

Tuesday, November 6 • 6pm

**Kosciusko County
Oswego, Indiana**

Northeast of Warsaw • West of North Webster

Tract 2

Real Estate
AUCTION

Tract 2

72.25±
acres

offered in 3 Tracts

Tract 3

PROPERTY LOCATION: From US 30 in Warsaw, travel north to CR 600 N on the south side of Leesburg, turn east ½ mile to Baseline Road. Then turn north ½ mile to Armstrong Road, then turn east 3 miles to First Street in Oswego, turn south to Rader Road, then turn west and follow, will turn south to CR 550 N, then turn west. All Tracts are on the north side of CR 550 N, Tract 1-3 are approximately ¼ mile west of Tract 4.

AUCTION LOCATION: At The Meeting Place, 475 Anchorage Rd. Warsaw IN, South of US 30 on SR 15, ¼ Mile to Anchorage Rd. turn east to the second drive then turn north. Near Horizon Bank.

INSPECTIONS AND OPEN HOUSE DATES:

Monday, October 8 • 4-6 PM

Sunday, October 14 • 1-3 PM

Call the sale manager for private inspections

TRACT INFORMATION

TRACT #1: 20± ACRES, 2300 Riverside Drive / CR 550 N, Warsaw. Cozy, two story mill home on the edge of the Tippecanoe River, 3-bedroom, 1 bath, enclosed deck on the riverside. Fish, hunt, and wildlife. Great retreat property, retirement home or young family, nearly all wooded.

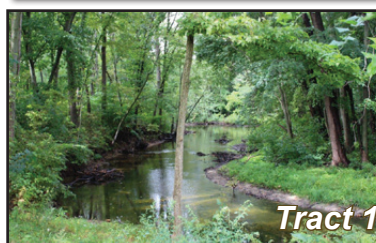
TRACT #2: 21± ACRES, 2356 CR 550 N, Warsaw. All brick, country ranch home, updated kitchen with all appliances. Two Bedroom, living room, 1 bath, two car garage, full basement on CR 550 N. Enjoy hunting and fishing, recreation and wildlife, along the winding Tippecanoe River, 13.5± wooded acres and 5± acres pasture or tillable, approximately 2.5± acre mill pond, for fishing, swimming and great camping area with electricity secluded off the road.

TRACT #3: 31.25± ACRES, 3 storage buildings, there is no electricity to the buildings, great horse property, fishing on the mill race pond, great hunting and wildlife with the meandering Tippecanoe. Excellent potential building site. 5± acres of tillable land or pasture with road frontage on CR 550 N.

OWNER: Oswego Farms, LLC • SALE MANAGER: Gary Bailey



Bid your price on your choice of any tract or any combination of tracts or buy the entire property!



Tract 1



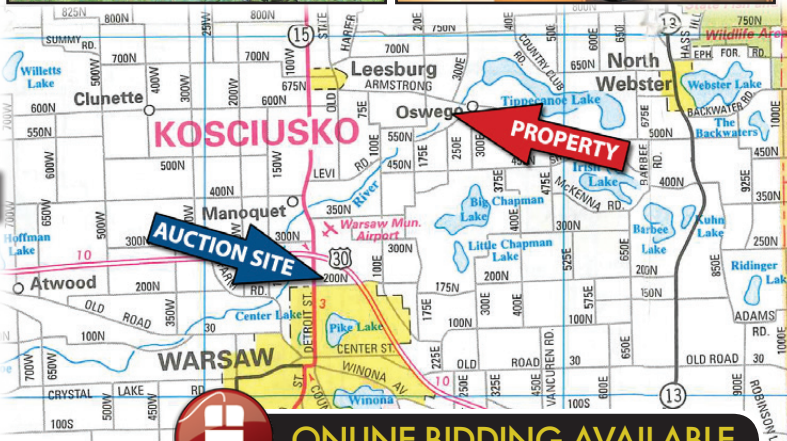
Tract 2



Tract 2



Tract 3



ONLINE BIDDING AVAILABLE

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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