

TERMS AND CONDITIONS:

PROCEDURE: The property will be offered at oral auction in 4 individual tracts, any combination of tracts, or as a 108± acre unit. There will be open bidding on individual tracts and the combination of tracts anytime during the auction, until the close of the auction as determined by the auctioneer.
DOWN PAYMENT: A 10% down payment on the day of auction for individual tracts or combination of tracts. The down payment will be made the day of auction, immediately following the auction, with the balance in cash at closing. The down payment may be made 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.
ACCEPTANCE 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. Seller reserves the right to reject any and all bids.
EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Trustee's Deed.
CLOSING: The balance of the purchase price is due at closing. A targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are completed by the seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs shall be paid by the buyer(s).
POSSESSION: Possession the day of closing, subject to tenants' rights to harvest the growing crop.
REAL ESTATE TAXES: Real Estate Taxes will be prorated to the day of closing.
PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidders safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction or where Seller otherwise determines a survey is appropriate. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option and sufficient for providing title insurance. If Seller determines a survey is needed, combined purchases will receive a perimeter survey only. Final sales price shall be adjusted to reflect any difference between advertised and surveyed acres.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and

conditions outlined in the Purchase Agreement. The property is being sold on an **AS IS, WHERE IS** basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents 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 PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

SCHRADER
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Columbia City, IN 46725 • 260.244.7606
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Real Estate AUCTION

Warsaw, IN • Kosciusko Co.

Wednesday, **November 7 • 6:30pm**
at the Meeting Place, Warsaw, IN

Auction Managers:

Jared Sipe #AU10700099
866-340-0445 • 260-750-1553

Gary Bailey #AU09200000
800-659-7959 • 574-858-2859

108.5±
acres
Offered in 4 Tracts

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 Kevin Jordan at Schrader Auction Co. at 800.451.2709.

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Real Estate AUCTION

Warsaw, IN • Kosciusko Co.

108.5±
acres
Offered in 4 Tracts



SCHRADER
Real Estate and Auction Company, Inc.

Wednesday,
November 7 • 6:30pm

at the Meeting Place, Warsaw, IN • Online Bidding Available

- Tillable Land
- Recreational Land
- 1,340 sq. ft. Home and Outbuildings

Real Estate AUCTION 108.5± acres

Warsaw, IN • Kosciusko Co.

Wednesday, November 7 • 6:30pm

Offered in 4 Tracts

PROPERTY: 4744 N Old State Road 15, Warsaw, IN 46580

Kosciusko County, Plain Township, Section 21

DIRECTIONS:

In Warsaw, take State Road 15 approximately 2 miles North of Highway 30 to W Levi Lee Road. Turn East (right) and go approximately a half mile to Old State Road 15 and turn North (left) and go approximately a half to auction property on the East side of the road.

AUCTION LOCATION:

The Meeting Place, 475 Anchorage Rd, Warsaw, IN 46582 South of US 30 on SR 15, 1/4 mile to Anchorage Rd. turn east to second drive before RR Crossing, across street from Horizon Bank.

OPEN HOUSE DATE: Sunday, October 14 • 2-4pm

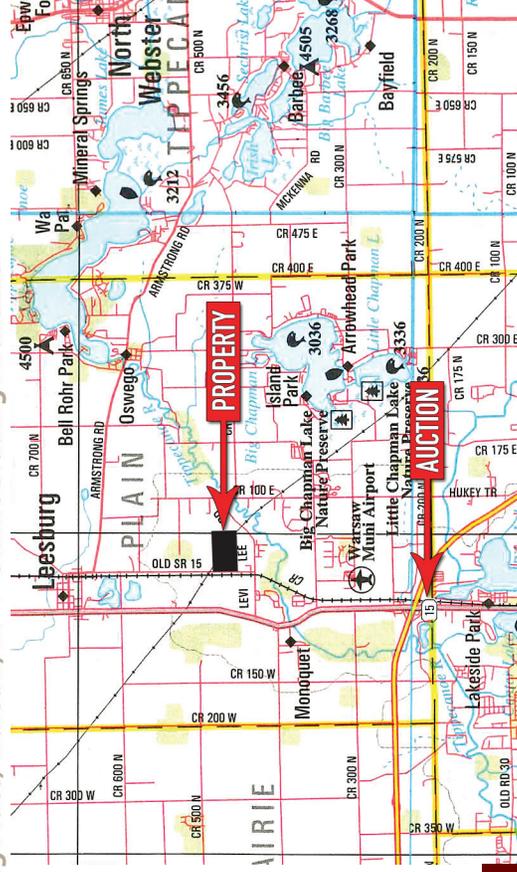
Tract 1: 88± acres with approximately 325' of road frontage and 50± acres of tillable land. There is 11.2± acres in a CRP wetland restoration program that expires in 2030 and a 4± acres CRP filter strip that expires in 2022. Soil types include Ormas loamy sand, Kosciusko sandy loam, and Kosciusko sandy clay loam.

Tract 2: 8.75± acres of tillable land with approximately 547' of road frontage. Soil types include Kosciusko sandy loam. Tract 2 has the potential to be a building site with excess acreage.

Tract 3: 8.75± acres of tillable land with approximately 547' of road frontage. Soil types include Kosciusko sandy loam. Tract 3 has the potential to be a building site with excess acreage.

Tract 4: 3± acres with a 1 story home and outbuildings. The home consists of 1,340 square feet, 3 bedrooms, 1 full bathroom, partial basement and 2 car deep underground garage, forced air central heat, brick and aluminum exterior, metal roof, open porch/patio area. There are private utilities including propane, well, and septic system. There is a 26x34 outbuilding with concrete floors, electrical, propane ceiling heater, 10' overhead doors, and metal roof and siding. There are also several original barns and outbuildings on this tract.

Owner: Nelle Heiman Trust, Kristine Byrd Trustee



Tract 1



Entire Property

Entire Property



Tract 1



Tract 4



Tract 4