

30.5¢



• North of Akron • South of Mentone • Project Home • Potential Building Sites • Tillable Land • Woods • Wildlife • Hunting & Recreation

Real Estate Auction

MONDAY, MARCH 18 • 6PM

KOSCIUSKO COUNTY, INDIANA • FRANKLIN TOWNSHIP

75th ANNIVERSARY
SCHRAEDER
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Sale Manager: Gary Bailey
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Stores in 3 States

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OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.
ANY ANNOUNCEMENT MADE THE DAY OF THE SALE TAKE PRECEDENCE

POSSESSION: At closing the Buyer(s) acquiring the property shall be deemed to have taken possession of the property.

REAL ESTATE TAXES: The Seller shall pay the 2018 real estate taxes, due in 2019. The buyer shall pay all taxes thereafter.

DITCH ASSESSMENTS: The Buyers shall pay the 2019 ditch assessments if any.

SURVEY: Buyer and Seller to share survey costs 50:50. Any new survey(s) provided shall be for the perimeter only, when tract areas are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. If the entire property is purchased by one buyer there shall be no new survey.

WARRANTIES: 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. No guarantee

TERMS AND CONDITIONS
ENTIRE: 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 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: 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing.
DEED: Seller will provide a Trustee's deed.
EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to

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30.5± Acres in 3 Tracts

Property Location

On SR 19 3.5 miles north of Akron or 6 Miles south of Mentone to CR 1000 S turn east 1.25 miles.

Auction Location

At the Akron Community Center • 815 E Rural St. Akron, IN 46910 • ½ mile north of SR 114 on SR 14 in Akron.

Call the sale manager for private inspections.

Bid your price on your choice of any tract, any combination of tracts or the entire farm.

Tract Information

TRACT 1 - 11± ACRES: All tillable, and great potential building site with road frontage on CR 1000 S.

TRACT 2 - 4.5± ACRES: 2200± square feet of living space with 4 bedrooms and 1 bath. Kitchen, living, and detached garage. This home is a project home come and explore the possibilities. On CR 1000 S.

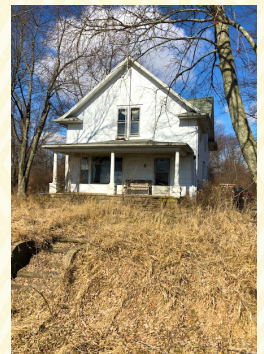
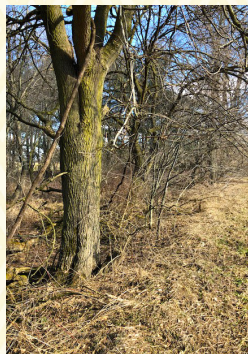
TRACT 3 - 15± ACRES: Mostly wooded with a wetlands surrounded by the woods, excellent hunting, wildlife, recreation and secluded potential building site. Frontage on CR 1000 S.

Parcel ID# 015-116-004



**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 Company: 800-451-2709.



OWNER: The Bernard A. & Lois E. Sikora Revocable Trust | **SALE MANAGER:** Gary Bailey • Email: gary@GaryBaileyAuctions.com

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