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Monday, August 5 • 6pm

• Pole Building Home • Woods • Pasture • Excellent Potential Building Sites • Hunting • Wildlife • Pond



NEAR THE BARBEE CHAIN OF LAKES

Kosciusko County • Pierceton, IN

Real Estate Auction 79± acres



79± acres 5 Tracts

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Auction Manager: Gary Bailey SchradersAuction.com

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75th Anniversary Since 1944 Schraders

Pierceton, IN • Kosciusko County

Real Estate Auction 79± acres 5 Tracts

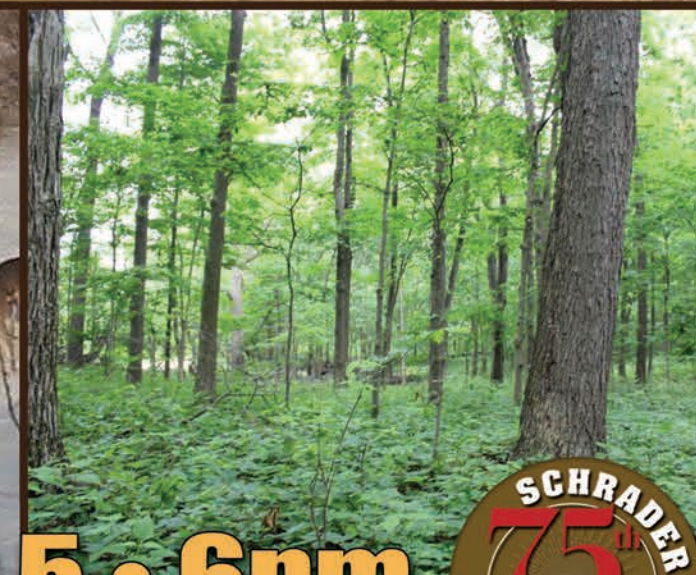
Real Estate Auction

Kosciusko County • Pierceton, IN NEAR THE BARBEE CHAIN OF LAKES



79± acres 5 Tracts

- Pole Building Home
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Pierceton, IN • Kosciusko County

# 79<sup>±</sup> acres Real Estate AUCTION

5 Tracts

## Monday, August 5 • 6pm

Near the Barbee Chain of Lakes

Washington Township • North of Pierceton • South of North Webster

**Pole Building Home • Woods • Pasture • Excellent Potential Building Sites • Hunting • Wildlife • Pond**

**PROPERTY LOCATION:** 792 N SR 13, Pierceton Indiana. From US 30 at Pierceton 3 miles North on SR 13 or 5 miles south of North Webster on SR 13 east side of SR 13.

**AUCTION LOCATION:** Held on site at Tract 1.

**PROPERTY INFORMATION:** Parcel ID# 009-037-001

**TRACT #1: 5<sup>±</sup> ACRES,** Secluded Pole Building Home, back off the road. Approximately 2155 sq feet of finished living space, full kitchen, family and living rooms, dining area, breakfast bar, and 2 ½ bath, 3 bedrooms, attached heated storage area, two overhead doors, overhead storage, room for vehicles, equipment and shop. Including these amenities: Cottage Watchman whole house alarm system, whole house automatic generator, invisible pet fence, two overhead door remotes, two septic systems, two water heaters, new water softener, new well bladder tank, newly painted kitchen living and dinning rooms, all kitchen appliances, newer washer and dryer, attic fan, storm / tornado room 6" poured concrete walls, Mohawk vinyl floating floors, hookup and piping ready for a wood boiler heat exchanger heating system and a 5 year old forced air furnace.

**TRACT 2: 14.5<sup>±</sup> ACRES,** Great potential building site, existing drive easement. Currently in CRP one year left in the program, set off the road for privacy can be returned to farmland after the end date of the CRP program.

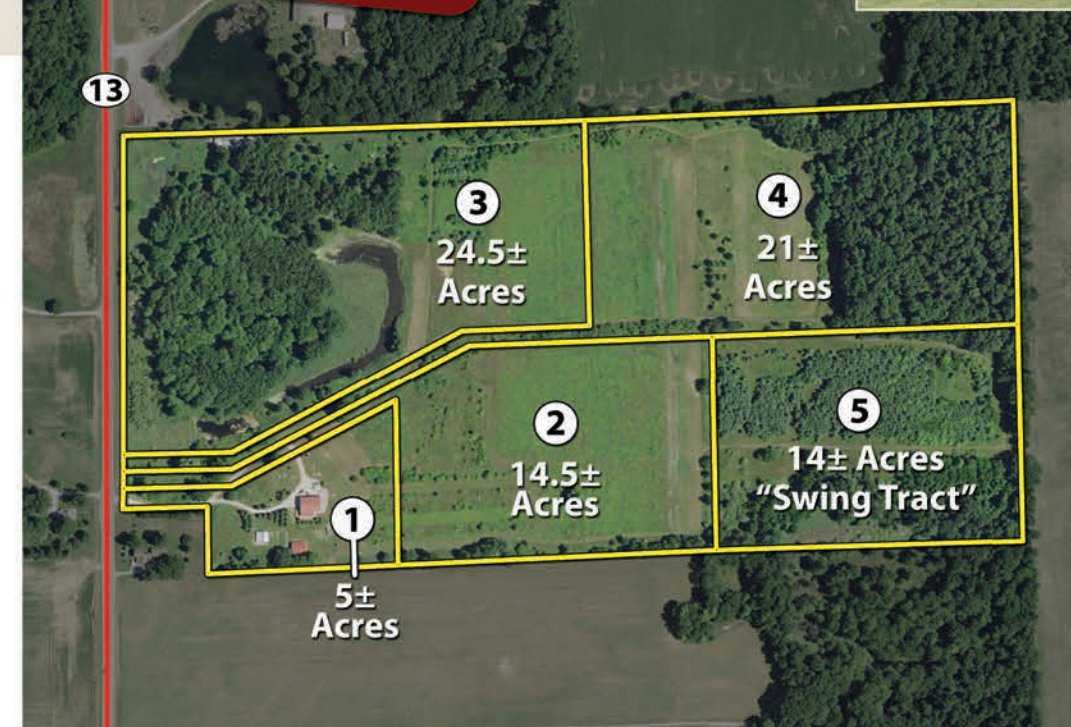
**TRACT 3: 24.5<sup>±</sup> ACRES,** Shared easement off SR 13. Wildlife area, and potential scenic building site, woods, wetlands, pond and excellent hunting. Wildlife area is in the wildlife preserve program small CRP area.

**TRACT 4: 21<sup>±</sup> ACRES,** Shared easement off of SR 13. Part in CRP until the end of 2020 crop year, this parcel offers both open land and approximately 9 wooded acres, great for secluded building site, hunting, recreation, atv's and wildlife.

**TRACT 5: 14<sup>±</sup> ACRES, "SWING TRACT",** this parcel must be bid in combination with any adjoining tract or by an adjoining neighbor, in

wildlife reserve, planted pines and wooded areas, excellent hunting and wildlife area.

**Property Inspection Dates:**  
Saturday, July 6 • 10 am-12 Noon  
Thursday, July 11 • 4:30-6 pm  
Call the sale manager for private inspections



### TERMS AND CONDITIONS:

**PROCEDURE:** Tracts 1-5 will be offered in individual tracts, or as a total unit. There will be open bidding on all tracts. 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:** The successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The bid price is subject to the Sellers acceptance or rejection. Purchase agreements will be signed by the registered bidder only.

**DEED:** Sellers will provide a Warranty deed.

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

**CLOSING:** The targeted closing date will be approximately 30 days after the auction. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** The Seller shall pay the 2019 real estate taxes, due in 2020.

**CRP:** The seller shall retain the 2019 CRP payment, the buyer(s) shall receive the 2020 CRP payment as determined by the FSA.

**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 the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall not be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no 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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. 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 a 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.

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

**OWNER: Paul Stork**  
**SALE MANAGER: Gary Bailey**



### ONLINE BIDDING AVAILABLE

You may bid online during the auction at [www.schraderauction.com](http://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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Email: [gary@GaryBaileyAuctions.com](mailto:gary@GaryBaileyAuctions.com)