

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** Tracts 1-4 will be offered in individual tracts, or as a total 91± acre 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 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.

**DEED:** Seller shall provide an executors deed.

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

**CLOSING:** The targeted closing date will be approximately 30 days after the auction.

**POSSESSION:** at closing.

**REAL ESTATE TAXES:** Seller will pay the 2019 taxes due in 2020 the buyer(s) Shall pay all taxes thereafter.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

**ACREAGE:** All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** Buyer and Seller shall share the cost of any survey 50/50. There shall be no survey of Tract #4 as there is an existing legal description. If Tracts 1-3 are purchase together 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. Tract acreage has been estimated based on aerial photographs. 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, inquires, 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 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.**

Thursday, October 17 • 6pm  
Kosciusko County | Claypool, IN

91± Acres in  
4 Tracts

OCTOBER	Su	M	Tu	W	Th	F	Sa
			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	31			

Sale Manager: Gary Bailey • 800-659-9759

Email: gary@GaryBaileyAuctions.com

AC63001504, AU09200000



75<sup>th</sup> ANNIVERSARY  
Since 1944 SCHRADER

Corporate Headquarters:

950 N Liberty Drive, Columbia City, IN 46725

800.451.2709 • www.SchraderAuction.com

800.659.9759 • www.GaryBaileyAuctions.com

Follow us on:



Get our iOS App



Thursday, October 17 • 6pm

91± Acres in 4 Tracts

- Kosciusko County | Claypool, IN
- Productive Tillable Land
- Woods
- ATV's
- Hunting & Recreation
- Potential Building Sites
- Investment Opportunity

ONLINE BIDDING AVAILABLE

800.451.2709 • www.SchraderAuction.com

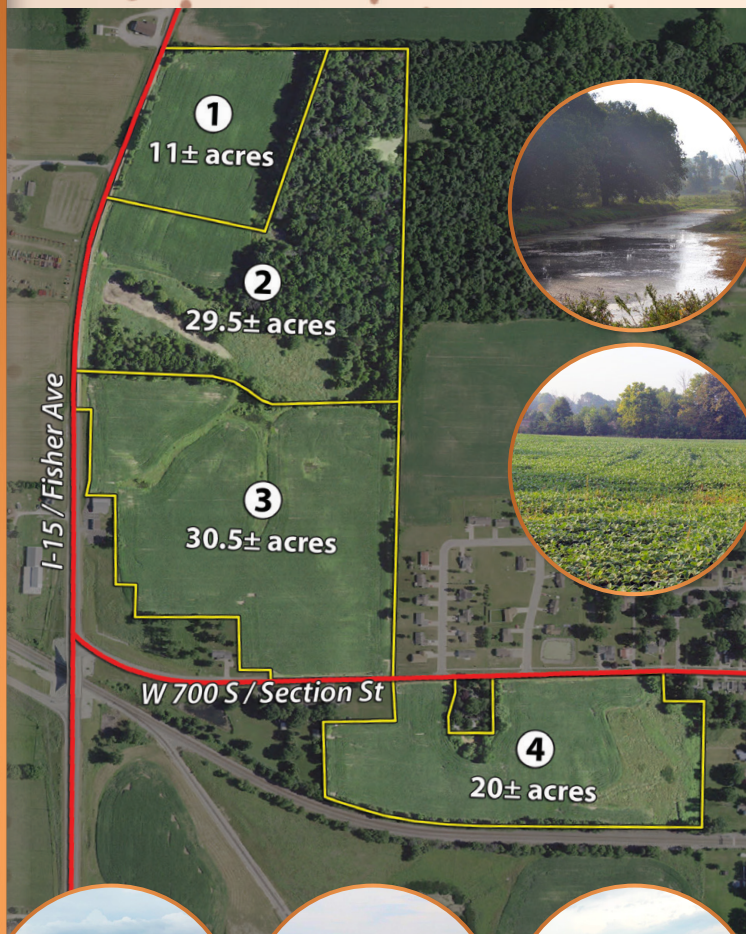
800.659.9759 • www.GaryBaileyAuctions.com





Thursday, October 17 • 6pm

91<sup>±</sup> Acres in 4 Tracts



- Productive Tillable Land • Woods •
- ATV'S • Hunting & Recreation • Potential Building Sites • Investment Property

#### Property Location

Claypool, Indiana • 5 Miles South of Warsaw or 3 North of Silver Lake, to CR 700 S. Tracts 1 & 2 north of 700 S on SR 15 Tracts 3 & 4 turn east on 700 S.

#### Auction Location

The Silver Lake Conservation Building • 108 S Elm St. Silver Lake, IN • South of SR 14 on SR 15 to Sycamore Street turn west to Elm St.

*Walk over inspections welcome!  
Call for private inspections!*

*Approximately 56± tillable acres and 30± wooded/recreation. Bid your price on your choice of tracts or the entire property!*

#### Tract Information

**TRACT 1: 11± ACRES**, nearly all tillable on SR 15. An excellent location for a gently rolling building site.

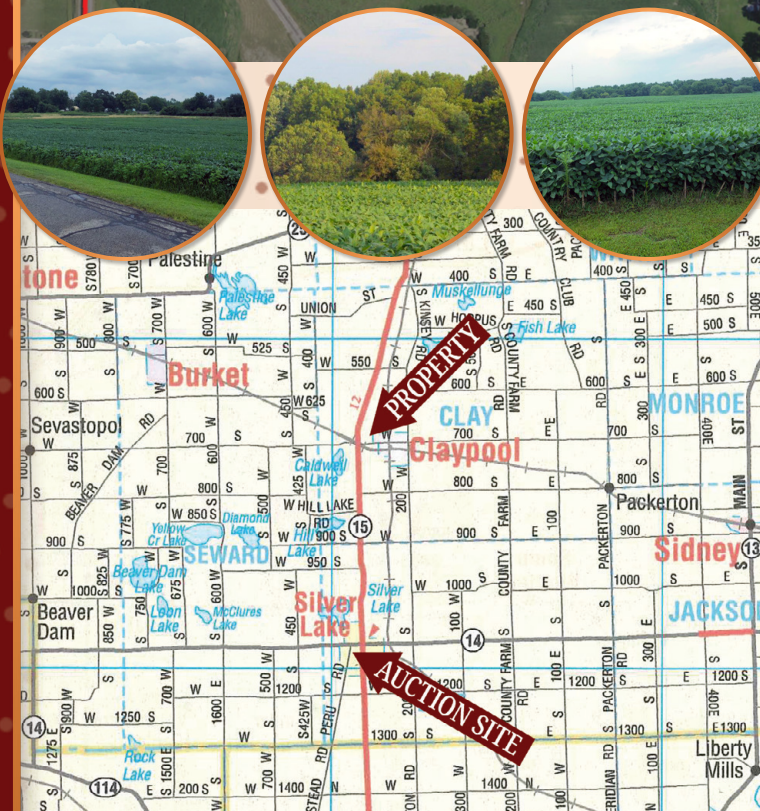
**TRACT 2: 29.5± ACRES**, 2.5± tillable acres or potential building site, approximately 24.5± acres, wooded and recreational land great hunting with abundant wildlife.

**TRACT 3: 30.5± ACRES**, nearly all tillable land on the north side of CR 700 S, this land is currently being farmed, but has great investment potential and is zoned residential, on the west edge of Claypool just east of the bridge on SR 15.

**TRACT 4: 20± ACRES**, approximately 14 tillable acres, or a great building site on the edge of Claypool, on the south side of CR 700 S.

**NOTE:** Tracts 1 & 2, have road frontage on SR 15 a driveway permit is being obtained to permit entrance to these tracts this will be a shared entrance.

**OWNERS:** The Devon & Mary Zolman Estate  
**SALE MANAGER:** Gary Bailey • 800.659.9759



**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.

**75<sup>th</sup> ANNIVERSARY**  
Since 1944 **SCHRADER**

800.451.2709 • [www.SchraderAuction.com](http://www.SchraderAuction.com) | 800.659.9759 • [www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com)