

AUCTION TERMS & CONDITIONS:

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.

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 bidder will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The final bid is subject to the Sellers acceptance or rejection. Purchase agreement will be signed by the registered bidder.

DEED: Seller will provide a Trustees deed.

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

CLOSING: Closing shall take place within approximately 30 days of proof of marketable title. 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. 2020 Taxes shall be prorated to the day of closing.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: 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. 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, it's agents or Sellers. 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.**



ESTATE AUCTION



Wednesday, August 5 • 6pm | Waterfront Home on Waubee Lake Bay: 117 E Nelson Drive, Milford, IN

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	23/20	24/21	25	26	27	28	29

SALE MANAGER: Gary Bailey
ph: 260.417.4838

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ESTATE AUCTION

Wednesday, August 5 • 6pm | 117 E Nelson Drive, Milford, IN

Waterfront Home on Waubee Lake Bay



Online Bidding Available

1.14± Acres in Kosciusko County, IN
South of Milford & North of Leesburg

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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.

1.14± Acres in Kosciusko County, IN
South of Milford & North of Leesburg



PROPERTY LOCATION: 117 E Nelson Drive, Milford, IN 46542. On SR 15 just south of Milford or 5 miles north of Leesburg to Waubee Lake Rd., turn east ½ mile to Old 15, turn south ¼ mile to Kilmer Dr., turn east to Nelson Dr., then turn north to the home on the right.

AUCTION LOCATION: On Site



PROPERTY INFORMATION: 1.14± acres. Sprawling brick and stone waterfront home, with 3 bedrooms, 2 baths, kitchen with custom cabinets, living room, dining area, and family room with stone fireplace. 27'x23' garage, a 20'x23' shop work area (great for extra storage), and a 24'x14' brick building near the water for waterfront get-togethers or storage for lake toys and fishing equipment. **Note:** This home has sustained water damage and is in need of renovations. Come and see for yourself and turn this into an opportunity for the dream home you have always wanted!

OPEN HOUSE DATES: Saturday, July 11 and Sunday, July 12 from 1-2:30pm both days **or** call the sale manager for private inspections.

OWNER: The Mable Miller Trust | **SALE MANAGER:** Gary Bailey • ph: 260.417.4838 • email: gary@GaryBaileyAuctions.com

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