

TERMS & CONDITIONS

PROCEDURE: Bid on any tract, any combination of tracts or on the entire property. There will be open bidding on all tracts & the entire property 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, & 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 as indicated on the signed purchase agreement.

DEED: Seller will provide a Warranty deed.

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

purchase price.

CLOSING: Closing shall take place on January 5, 2021, 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 2020 real estate taxes, due in 2021. Buyer(s) shall pay all taxes for 2020 due 2021.

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

SURVEY: Buyer & Seller to share survey cost 50/50.

EASEMENTS: The sale of the property is subject to any & all easements of record.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & 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, & 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 & well, or condition of septic & 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, & 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 & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & 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, & in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & 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.**

REAL ESTATE AUCTION

Wednesday, September 9th • 6pm | Pulaski County, Tippecanoe Township, IN

AUGUST	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	27	28	29

152[±] ACRES

Offered in 6 Tracts or Combinations



SALE MANAGER: Gary Bailey

ph: 260.417.4838

email: gary@GaryBaileyAuctions.com

AC63001504, AU09200000

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www.SchraderAuction.com • 800.451.2709

REAL ESTATE AUCTION

Wednesday, September 9th • 6pm | Pulaski County, Tippecanoe Township, IN

- Wooded Acres on the Tippecanoe River
- Hunting, Fishing & Recreation
- Potential Secluded Building Sites
- Hunters Lodge & Pole Building
- Harvestable Timber
- Nice ATV Trail System

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ONLINE BIDDING AVAILABLE



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INSPECTION DATE:
Saturday, August 22
from 1-2:30pm, meet
at Tract 3

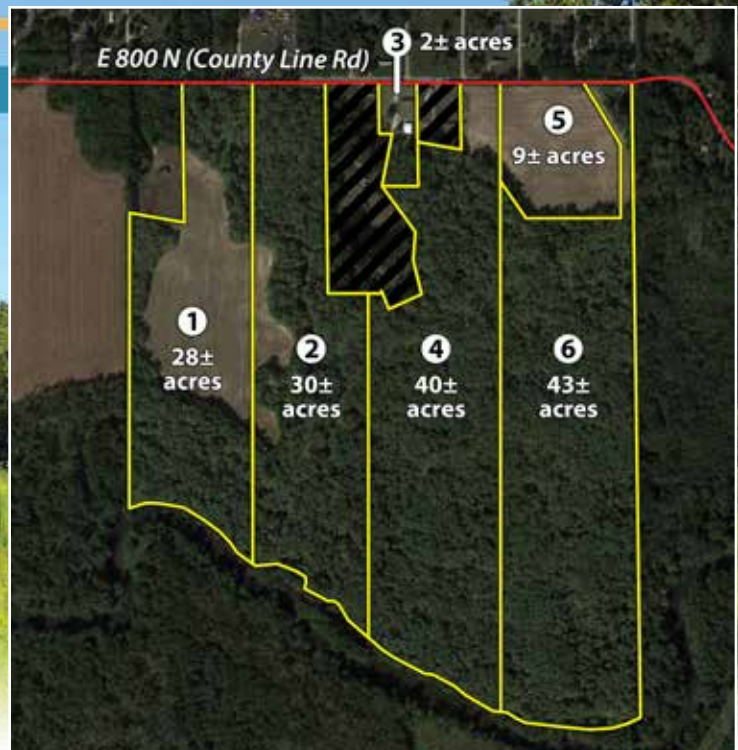
152[±] ACRES

Offered in 6 Tracts or Combinations



AUCTION LOCATION: American Legion Post 399, Monterey Indiana • Southwest of Culver, at the intersection of SR 110 & SR 17 continue west on CR 800 N (County Line Rd.) 2 ½ miles to CR 625 E turn South ¾ mile to Legion Rd. on the left.

DIRECTIONS TO PROPERTY: Southwest of Culver, at the intersection of SR 110 & SR 17 continue west on CR 800 N (County Line Rd.) 2 ¾ miles to the property on the left.



The closing shall be January 5, 2021. For an additional 10% down, the buyer(s) may have possession before the closing for hunting, fishing, and recreational use.

The sellers have a timber appraisal, call the Auction Manager for more details.

TRACT INFORMATION

TRACT 1: 28± acres, wooded with approx. 13.3± tillable acres on the Tippecanoe River. Potential building site, hunt camp, or recreational retreat, with road frontage on CR 800 N. One of a kind opportunity!

TRACTS 2, 4, & 6: Nearly all wooded. Hunting, fishing, and abundant wildlife, all bounded by the meandering Tippecanoe River on the south. Road frontage on County Road 800 N. Great for nature lovers! **Tract 2 - 30± acres, Tract 4 - 40± acres, and Tract 6 - 43± acres.**

TRACT 3: 2± acres, potential hunting lodge and fixer upper, with pole building. Great for shop or storage.

TRACT 5: 9± acres, bare land all in CRP on CR 800 N.

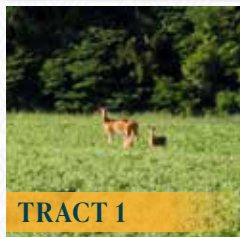


ONLINE BIDDING AVAILABLE

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.



AUCTION SITE



TRACT 1



TRACT 3



BETWEEN 4 & 5



TRACT 5



TRACT 5



TRACT 6



TRACT 6



DEER FROM PROPERTY



800.451.2709
SchraderAuction.com

OWNER: Woods & Wildlife Properties
SALE MANAGER: Gary Bailey • 260.417.4838