

Northeast of Warsaw  
South of Oswego  
Plain Township

20<sup>±</sup>  
acres

Offered in 3 Tracts

- 5000 Sq. Ft. of Living Space
- 60x90 Attached Shop

**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709 2.5% Buyer's Premium  
www.SchraderAuction.com



Monday, March 21 • 6pm

**AUCTION/PROPERTY LOCATION:**

3517 E 510 N, Warsaw, IN 46582  
1 mile North of US 30 on SR 15 to CR 350 N,  
turn East 1.5 miles to CR 100 E, then turn  
North 1 mile to CR 450 N. Turn East 2.75  
miles to CR 375, turn North .5 mile, with  
road frontage on 375 E and CR 510 North.

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March

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		

**AUCTION MANAGER:** Gary Bailey • **ph:** 260.417.4838  
#AU09200000, #AC63001504

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**SCHRADER**  
Real Estate and Auction Company, Inc.

ONLINE BIDDING AVAILABLE

Corporate Headquarters:

950 N Liberty Dr, Columbia City, IN 46725  
800.451.2709 • www.SchraderAuction.com

2.5% Buyer's Premium

**REAL ESTATE AUCTION**  
*Luxury Barndominium*

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**AUCTION/PROPERTY LOCATION:**  
3517 E 510 N, Warsaw, IN 46582



**OWNER:** Diane Granger Trust  
**AUCTION MANAGER:** Gary Bailey  
**ph:** 260.417.4838

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# REAL ESTATE AUCTION

## Luxury Barndominium



### INSPECTION DATES:

Sat, Feb. 19 from 1-3pm, Sun, Feb. 20 from 1-3pm  
& Sun, Feb. 27 from 1-3pm or call the Auction  
Manager for private appointments.



**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.



*Bid your price on this upscale, like new, must see property, or combine Tract 2 with Tracts 1 or 3 for more acreage or buy the entire property!*

Watch [www.SchraderAuction.com](http://www.SchraderAuction.com) for details of the **Personal Property Auction on Thursday, March 24<sup>th</sup>**: car lifts, shop equipment, lawn and garden, collectables and household items. **Call Phil Wolfe for more information ph: 260.248.1191.**

**TRACT 1 - 4± ACRES:** Modern luxury living quarters and pole building. Built in 2005. The living quarters is approximately 5,000 sq. ft. five bedrooms and four baths, beautiful kitchen and dining area (all kitchen appliances included), 9' ceilings on 1st level with 2 bedrooms (one with a master bath), large open living room with electric fire place, laundry room and bathroom. Three bedrooms and one bath on the 2nd level with large family room and sitting area. The basement is great for entertaining with a kitchenette, full bath, storage and utilities. The shop is 60'x90', great for shop work, storage or hobbies. Spray foam insulation in all the walls in the shop and living quarters, the living quarters also has sprayed insulation on the ceiling, blown insulation in the attic, batten insulation in the walls and a full finished basement. The shop and living quarters have LP gas forced air and air conditioning. The poles sit on the cement foundation in the shop and the living quarters. The heat for the furnaces in the shop and living quarters is LP (the 1000 gallon LP tank stays with the property). Rain Makers lawn irrigation system (phone app controlled) and 4" well. 50 amp hook up for RV's inside and out. One year old Generac emergency power system for shop and living quarters with six year warranty. The shop has two 14'x14' doors, two 10'x10' doors and one 8'x18' door.

**TRACT 2 - 5± ACRES (SWING TRACT):** All tillable. This tract can only be purchased by an adjoining neighbor or in combination with another auction Tract. A great opportunity to buy more acres when bid in combination with your choice of tracts!

**TRACT 3 - 11± ACRES:** All tillable and an excellent potential building site. Frontage on CR 375 E and 510 N.

**There are approximately 16± tillable acres in Tracts 1 & 3 the current tenant would be interested in continuing to rent the tillable acreage. Call the auction manager for more information.**

*Monday, March 21 • 6pm*

### TERMS & CONDITIONS

**PROCEDURE:** Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts & combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price. Tract 2 is a Swing Tract & must be purchased in combination w/ Tract 1 or Tract 3 & cannot be purchased alone. It may be purchased by & adjoining land owner.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day of the auction w/ 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 w/ 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 Trustee's deed.

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

**CLOSING:** Closing shall take place within 30-45 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 2021 real estate taxes, due in 2022 the buyers pay all taxes thereafter.

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

**SURVEY:** Buyer & Seller to share survey costs 50:50 if necessary, there will be no price adjustment on Tract 1 or any combination that includes Tract 1 if the entire property is purchased by one buyer there shall be no new survey. If Tract 3 is purchased by itself or

in combination w/ Tract 2 the price shall be adjusted to reflect the results of the survey.

**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, its 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.**