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any difference between advertised and surveyed acres, except on Tract 2 or combinations including Tract 2. **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. 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, 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.

**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 within 15 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 2014 real estate taxes, due in 2015. **DITCH ASSESSMENTS:** The Buyers shall pay the 2015 ditch assessments. **SURVEY:** There shall be a new survey. Buyer and Seller to share survey costs 50:50. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect

**TERMS AND CONDITIONS**  
**PROCEDURE:** Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations 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, 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. **Purchase agreements will be**

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

950 N. Liberty Drive  
 Columbia City, IN 46725  
 260-244-7606 • 800-451-2709  
**AUCTION MANAGER: Gary Bailey**  
 #AC63001504, #AU09200000



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SEPTEMBER 2014						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		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			

**800-659-9759 • 260-417-4838**  
**GaryBaileyAuctions.com**  
**SchraderAuction.com**

**KOSCIUSKO COUNTY, IN • HARRISON TWP.**  
*Northeast of Mentone • Southwest of Warsaw*  
**TIPPECANOE VALLEY SCHOOLS**

**39±**  
**acres**

OFFERED IN 3 TRACTS

ONLINE BIDDING  
 AVAILABLE



- Country Home with Outbuildings on 10± Acres
- Potential Building Sites
- Pasture • Tillable Land
- Wildlife, Hunting, Recreation

**Real Estate AUCTION**  
 Wednesday, September 3 • 6 PM

**SCHRADER**  
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# 39<sup>±</sup> acres

## Real Estate AUCTION

Wednesday, September 3 • 6 PM

**PROPERTY LOCATION:** 6131 W 200 S, Warsaw, Indiana. South of Warsaw on SR 15 to CR 200 S turn west 4.5 miles on 200 S and 600W or North of Mentone on SR 19 to CR 200 S then turn east 4.5 miles.

**AUCTION LOCATION:** At the Atwood Community Building, 213 Hovey St., Atwood, Indiana.

### TRACT INFORMATION:

**TRACT #1: 20<sup>±</sup> acres.** Pasture or tillable, small wooded area and great potential building site with road frontage on CR 200 S and CR 600 W.

**TRACT #2: 10<sup>±</sup> acres.** Secluded 1970 Country home, 1576 square feet of living space with 3 bedrooms and 1 and half baths on a slab. Kitchen with appliances, living and family rooms with decorative fireplace. Laundry with washer and dryer, electric heat, 200 amp electric service. Built on carport also used as a covered patio for 3 seasons, barns for, livestock, workshop, storage or 4-H projects. Combine with Tracts 1 and or 2 for additional acreage. 60' of frontage on CR 200S.

**TRACT #3: 9<sup>±</sup> acres.** Great for pasture or scenic rolling potential building site. Frontage on CR 200 S.

PARCEL ID# - 013-128-001

**OWNER: ROSALIE LEE**

**SALE MANAGER: Gary Bailey**

Email: gary@GaryBaileyAuctions.com

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**SCHRADER**  
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TRACT 2



TRACT 2



TRACT 2



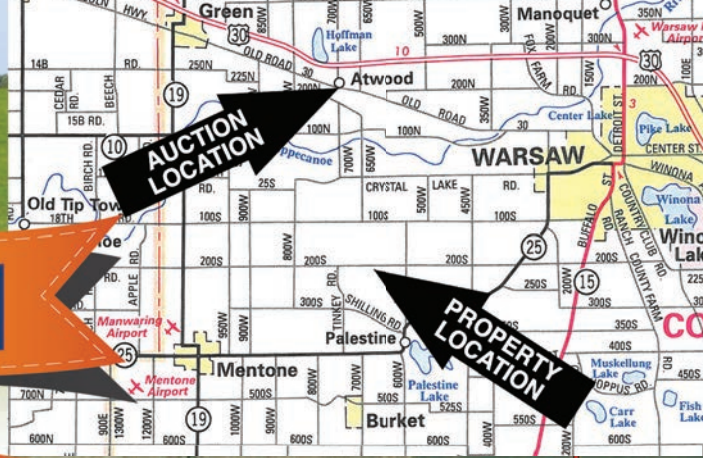
TRACT 2



TRACT 3

**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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.



**INSPECTIONS & OPEN HOUSE DATES:**  
Sun., August 3, 3-5 PM & Wed., August 6, 4:30 - 6 PM  
or Call the Sale Manager for Private Inspections.



TRACT 1



TRACT 2



TRACT 3

Bid YOUR price on your choice of any tract, any combination of tracts, or the entire farm.



### SOIL TYPES

Code	Soil Description
RxC	Riddles-Ormas-Kosciusko complex
RxB	Riddles-Ormas-Kosciusko complex
MbB	Metea loamy sand
MIB	Wawasee fine sandy loam
He	Histosols and Aquolis
Bc	Barry loam

