

AUCTION TERMS & 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 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.**

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 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 2014 real estate taxes, due in 2015.

DITCH ASSESSMENTS: The Buyers shall pay the 2015 ditch assessments.

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 any difference between advertised and surveyed acres, except on Tract 2 or combinations including Tract 2. If the entire property is purchased by one buyer 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.

Starke County Indiana
40[±] Acres
REAL ESTATE AUCTION

SCHRADER
Real Estate and Auction Company, Inc.

950 North Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:

Gary Bailey • 800-659-9759

260-244-7606 • 800-451-2709

AC63001504, AU09200000



Follow us on:



www.GaryBaileyAuctions.com

800.659.9759

OCTOBER 2014						
SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
			8	9	10	11
5	6	7	14	15	16	17
12	13	14	21	22	23	24
19	20	21	28	29	30	31
26	27	28				

- Country Home • Potential Building Sites
- Tillable Land • Woods • Wildlife
- Hunting and Recreation



Starke County Indiana

40[±] Acres
Offered in 3 Tracts

Real Estate **Auction**

Center Township
South of Knox

Wednesday, October 29th • 6pm

At the Nancy J. Dembowski Community Center



ONLINE BIDDING
AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.

Starke County Indiana

40[±] Acres

Offered in 3 Tracts

Real Estate Auction

Wednesday, October 29 • 6pm

PROPERTY LOCATION: 2040 E 250 S, Knox, Indiana. 1.5 miles south of Knox on US 35 to Toto Road. Turn west 2 miles to CR 200 E, then turn north ½ mile. Tract 1 on CR 200 E and 250 S. Tracts 2 and 3 on CR 250 S.

AUCTION LOCATION: At the Nancy J. Dembowski Community Center, 55 E Lake Street, Knox, Indiana. In Knox from US 35 turn west 1 block on Lake Street.

TRACT DESCRIPTIONS

TRACT #1: 30.2± ACRES. Nearly all tillable, small wooded area and great potential building site with road frontage on CR 250 S and CR 200 E.

TRACT #2: 1.4± ACRES. Country home, 1296± square feet of living space with 2 bedrooms and 1 bath. Kitchen, living, family room, full basement and attached one car garage. This home is a project home and needs TLC. Great investment, come and explore the possibilities. On CR 250 S.

TRACT #3: 8.4± ACRES. Mostly wooded with a meadow surrounded by the woods, excellent hunting, wildlife, recreation and secluded potential building site. Frontage on CR 250 S.

Parcel ID# - 75-06-33-100-008.000-003

OWNER: Rita Brooke

SALE MANAGER: Gary Bailey 1-800-659-9759

Email: gary @GaryBaileyAuctions.com

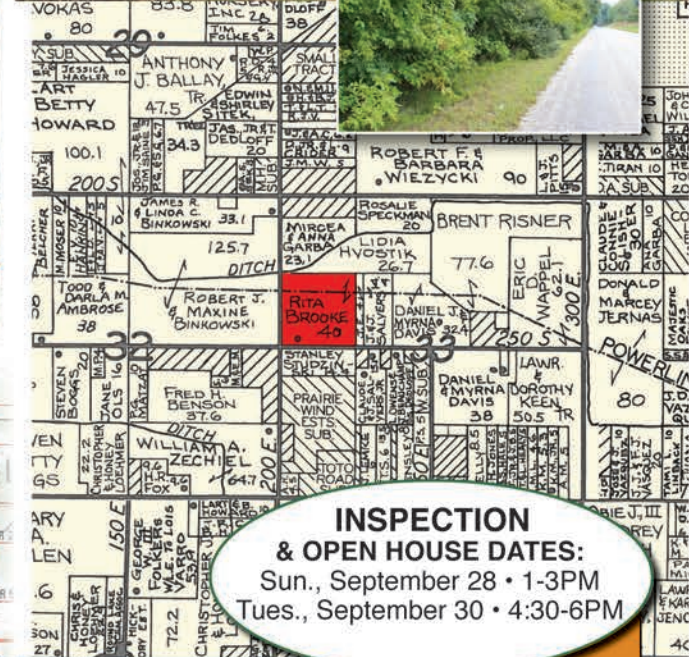
www.GaryBaileyAuctions.com

SCHRADER
Real Estate and Auction Company, Inc.



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



**INSPECTION
& OPEN HOUSE DATES:**
Sun., September 28 • 1-3PM
Tues., September 30 • 4:30-6PM

Or Call the Sale Manager for Private Inspections.



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