

**Woods • Hunting  
Recreation  
Excellent Potential  
Building Site**

Tippecanoe Valley Schools  
Southwest of Warsaw  
Northeast of Rochester  
40 miles west of I-69 in  
Fort Wayne on SR 14



**LAND AUCTION**  
SEWARD TOWNSHIP • KOSCIUSKO COUNTY, INDIANA

**17± Acres**

**800.659.9759**

www.GaryBaileyAuctions.com

| OCTOBER 2014 |     |     |     |     |     |     |
|--------------|-----|-----|-----|-----|-----|-----|
| SUN          | MON | TUE | WED | THU | FRI | SAT |
| 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  |



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**AUCTION MANAGER:**

950 North Liberty Dr., Columbia City, IN 46725

**17± Acres**  
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SEWARD TOWNSHIP • KOSCIUSKO COUNTY, INDIANA

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, arising from 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 persons' 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.**

**AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

Treat acreage has been estimated based on aerial photographs. 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. 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s)

title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place 30 days after proof of merchantable title.

**POSSESSION:** at closing.

**REAL ESTATE TAXES:** Pro-rata to day of closing.

**DITCH ASSESSMENTS:** Buyer shall pay all descriptions and/or aerial photos.

**ACREAGE:** All acreage is approximate and has been estimated based on current legal 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 WARRANTY:** All information contained in this brochure, 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)

**TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered as one parcel. There will be open bidding directed at the discretion of the auctioneer.

**DOWN PAYMENT:** 10% of the accepted bid as down payment on the day 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.

**BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE APPROVED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**APPROVAL OF BID PRICES:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide a Warranty deed.



All wildlife photos were taken in 2014 on this property!!!

KOSCIUSKO COUNTY, INDIANA

# LAND AUCTION 17<sup>±</sup> Acres

**Tuesday, October 28 • 6:00 PM**

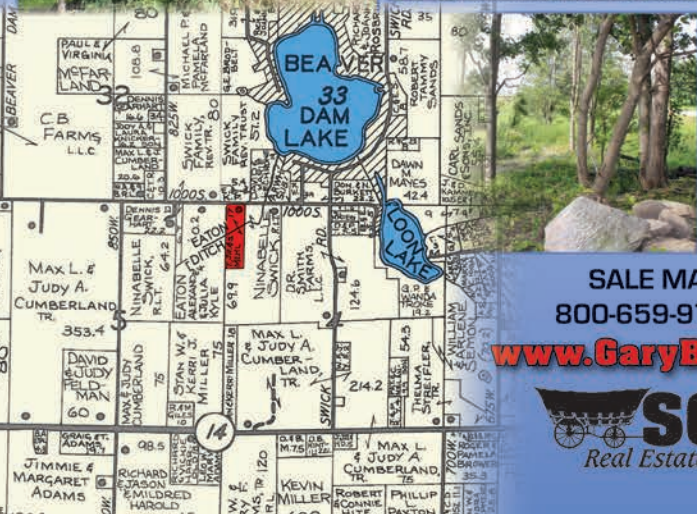
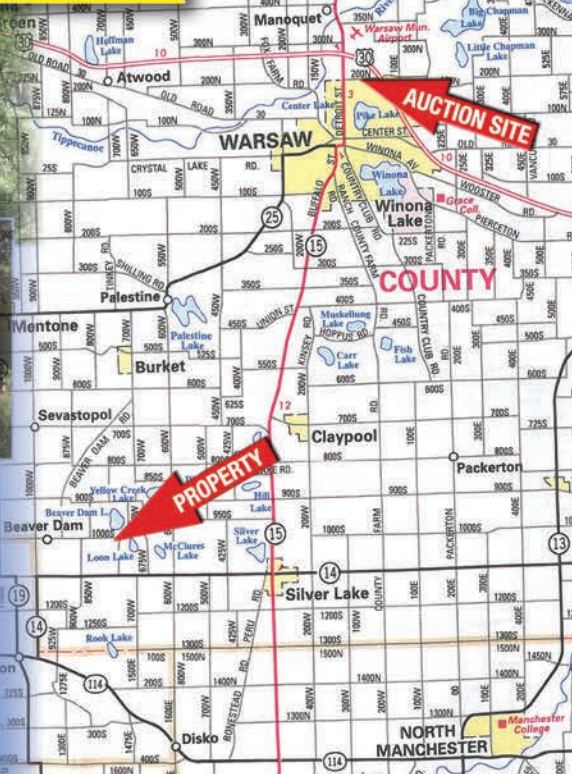
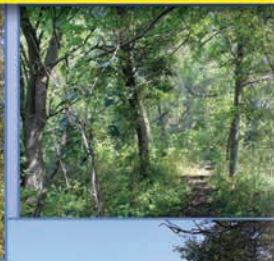
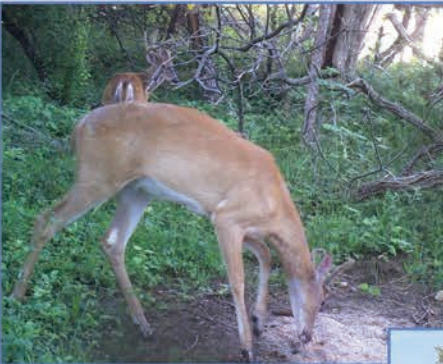
**PROPERTY LOCATION:** 4 ¼ miles west of SR 15 in Silver Lake on SR 14 or 4 ¼ miles north east of Akron on SR 14; to CR 750 W, then turn north 1 mile to CR 1000 S turn west 1/4 to property on the south side.

**AUCTION LOCATION:** At the Meeting Place, 475 Anchorage Road, Warsaw, Indiana. South of US 30 on SR 15, 1/4 turn east on Anchorage Road at Farmers State Bank turn left on the drive past the Bank.

*Call for Private Inspections!*

**17<sup>±</sup> ACRES,** Great for hunting or recreation, an excellent location for a secluded building site. This property offers excellent deer and wildlife habitats, and has been enhanced with the planting of two food plots, approximately 1000 seedling trees and ATV bridge to cross the Swick Meredith Ditch that crosses through this hunters paradise. For fishing and watersports this property is one mile southwest of the public boat ramp on Beaver Dam Lake.

**You will never have to compete to find land to hunt again and be in your tree stand this season!!!**



**OWNERS:**  
Steve & Jeri Weaver

**SALE MANAGER:** Gary Bailey  
800-659-9759 or 574-858-2859

[www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com)

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