

Tuesday, November 18th @ 6:00 PM

Land Auction

16.8± Acres

Warsaw, IN - Kosciusko County



800.659.9759

www.GaryBaileyAuctions.com

NOVEMBER 2014						
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phone: 260-244-7606 • 800-451-2709

Gary Bailey • 800-659-9759

AUCTION MANAGER:

950 North Liberty Dr., Columbus City, IN 46725

SCHRADER Real Estate and Auction Company, Inc.

Land Auction

West of Warsaw, IN
Just north of US 30

Offered in 2 Tracts

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.

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 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, its agents or Sellers. Each potential bidder is responsible for conducting his or her own independent investigation 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.

DEED: Sellers will provide a proper 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. The Buyers shall pay the ditch assessments due in 2015 and all taxes thereafter. **SURVEY:** There shall be a new survey, the 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. Any survey costs shall be shared 50:50 between Buyer(s) and Seller. **EASEMENTS:** The sale of the property is subject to

agreements will be signed by the registered bidder to the Seller's acceptance or rejection. Purchase close of the auction. All final bid prices are subject to the auction site immediately following the agreement. **APPROVAL OF BID PRICES:** All successful bidders will be required to enter into purchase agreement. **ARRANGED FINANCING:** IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. **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 CON- DITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** **PROCEDURE:** Tracts 1 & 2 will be offered in individual tracts, or as the entire property. There will be open bidding on either tract and 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 CON- DITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

Terms & Conditions

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Land AUCTION

West of Warsaw, IN
Just north of US 30

16.8[±] acres

Offered in 2 Tracts

Tuesday, November 18th @ 6:00 PM

*Productive, Tillable Land • Potential Building Sites
Wildlife, Hunting and Recreation*

Kosciusko County • Plain Township • Warsaw Community Schools

PROPERTY LOCATION: From the intersection of US 30 and SR 15 in Warsaw travel west of SR 15, on US 30, 1.5 miles to CR 200 W, then turn North 1 ¼ miles to the property on the East side.

AUCTION LOCATION: The Atwood Community Building. From the intersection of US 30 and SR 15 in Warsaw, travel west of SR 15, on US 30, 6 ½ miles to CR 700 W, turn south to Hovey Street, then turn east to the Atwood Community Building.

TRACT INFORMATION:

TRACT #1: 8.4[±] ACRES. Nearly all productive, tillable acreage and/or potential building site with approximately, 600' frontage on CR 200 W.

TRACT #2: 8.4[±] ACRES. Secluded, potential building site. Approximately 4.2 acres of Wildlife, hunting and recreation land and 4.2 acres tillable. Approximately, 530' of frontage on CR 200 W.

Parcel ID# - 029-118-002

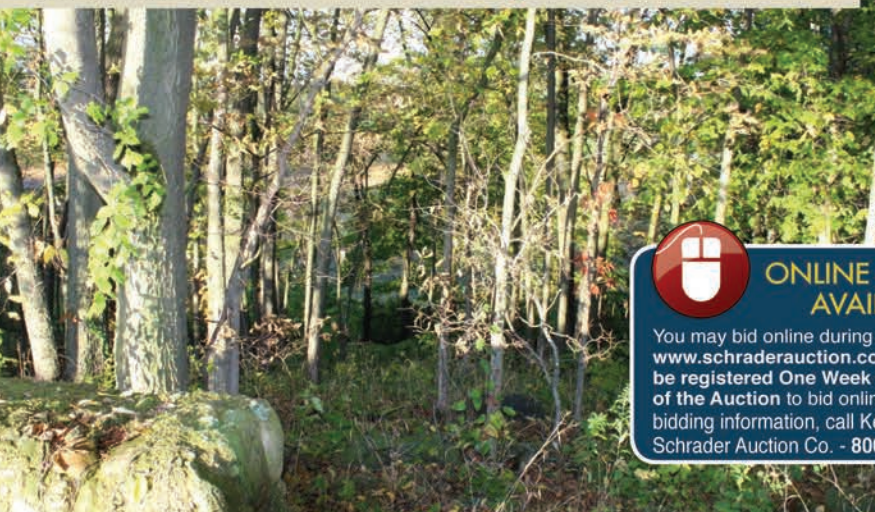
*Bid your price on your choice
on either tract or on the entire property!!*

OWNER: CHARLES ZIMMERMAN

SALE MANAGER:
Gary Bailey
800-659-9759 (office)
574-858-2859 (cell)

SCHRADER
Real Estate and Auction Company, Inc.
www.GaryBaileyAuctions.com

For a private
inspection
call the
Sale Managers.



**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.

