

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer.

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.

DEED: Seller shall provide a Trustees' deed.

EVIDENCE OF TITLE: Seller shall provide 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: Seller pays the 2016 taxes due in 2017 the Buyer will pay all taxes thereafter.

SURVEY: There shall be no new survey, the property will be conveyed using the existing legal county description.

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. 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, inquires, and due diligence concerning the property. Seller and Auction Company make no guarantees as to the fitness of the property for driveway, septic or building permits. 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 a 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 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.



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77[±] Acres
OFFERED IN 1 TRACT

WARSAW, IN

West of Warsaw, Kosciusko Co., Prairie Twp.

WARSAW, IN

*West of Warsaw
Kosciusko County
Prairie Township*



ONLINE BIDDING AVAILABLE

77[±] Acres
Offered in One Tract

- **PRODUCTIVE, TILLABLE LAND**
- **Recreational & Wooded Acres, Excellent Hunting, Wildlife, Potential Pond Site**



real estate

AUCTION
Thursday, June 1 • 6 PM

*Auction held at The Meeting Place
in Warsaw*





real estate

AUCTION

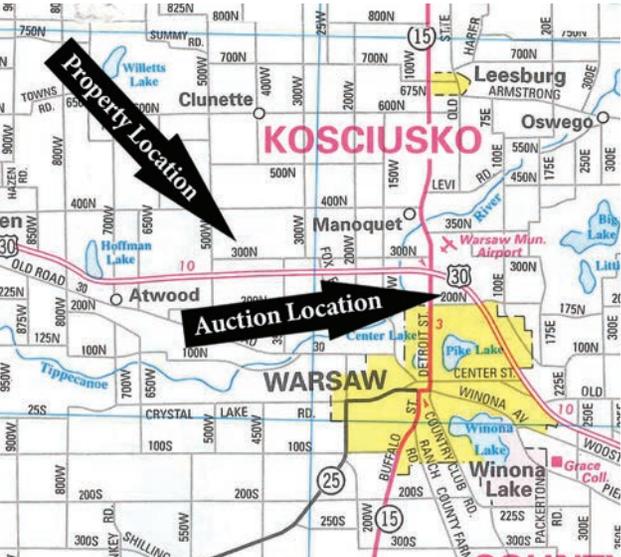
Thursday, June 1 • 6 PM

WARSAW, IN

77± Acres

Offered in 1 Tract

West of Warsaw, Kosciusko Co., Prairie Twp.



PROPERTY LOCATION:

From the intersection of US 30 & State Road 15 in Warsaw, turn west 3 miles to County Road 350 W then turn north to County Road 300 N then turn west 1 mile to the farm on the north side.

AUCTION LOCATION:

At the Meeting Place, 475 Anchorage Road, Warsaw, Indiana. 1/4 mile south of US 30 on SR 15 to Anchorage Road (at Horizon Bank) turn east to the second drive then turn north.

PROPERTY INFORMATION:

77 Acres, 66.5± Productive acres of tillable land, Whitaker, Rensselaer and Martinsville loam soils. Approximately 9± Acres recreational and wooded, excellent hunting, wildlife and great potential pond site. The farm is rented for the 2017 crop year, a credit at closing of \$150 per tillable acre will be given at closing, 66.5 tillable acres x \$150 per acre = \$9,975.

OWNER: Bouse Family Revocable Trust
The Estate of Forest & Kathryn Bouse

AUCTION MANAGER: Gary Bailey
SCHRADER
Real Estate and Auction Company, Inc.
800-659-9759 • 574-858-2859
www.GaryBaileyAuctions.com



SOIL TYPES	
Code	Soil Name
Wt	Whitaker loam
Re	Rensselaer loam
MaB	Martinsville sandy loam

CALL FOR A PRIVATE INSPECTION.



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 Schrader Auction Company at **800-451-2709**.