

TERMS AND CONDITIONS

PROCEDURE: There will be open bidding. Bid increments are at the discretion of the auctioneer.
DOWN PAYMENT: 5% 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a Warranty deed.

EVIDENCE OF TITLE: Seller shall provide title insurance in the amount of the purchase price.

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

POSSESSION: at closing.

REAL ESTATE TAXES: Prorated to day of closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: Survey costs shall be shared 50:50 between Buyer(s) and Sellers.

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 Agree-

ment. 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. Tract 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, 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. NOT RESPONSIBLE FOR ACCIDENTS.

PERSONAL PROPERTY TERMS: Cash, Check, Mastercard & Visa. 4% convenience fee on credit cards.



950 North Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:

Gary Bailey • 800-659-9759

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AC63001504, AU09200000

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NOVEMBER 2017						
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		

Real Estate & Personal Property AUCTION

Warsaw, Indiana - Kosciusko County - Wayne Township

Warsaw, Indiana - Kosciusko County - Wayne Township - Warsaw Community Schools



Cars - Lawn Equipment
 Furnishings & Household
 Coins - Jewelry - Glassware
 Collectibles - NASCAR
 Books - Posters - Toys
 Sports Memorabilia
 Fenton Glassware



GaryBaileyAuctions.com
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Real Estate & Personal Property AUCTION

Real Estate - 10am Personal Property - 10:30am

Saturday, November 4

Warsaw, Indiana - Kosciusko County - Wayne Township

Real Estate & Personal Property

AUCTION

Saturday, November 4



REAL ESTATE - 10:00 AM

PROPERTY LOCATION: 635 N Harrison Street, Warsaw, IN. Just south of Kosciusko Community Hospital, on Harrison Street, or From Center Street in Warsaw, turn north on Harrison Street ½ mile to home on left.

AUCTION LOCATION: On site Auction Parking: at Community Life Center Church, 825 North Harrison Street, Warsaw, IN.

PROPERTY INFORMATION: Spacious, brick ranch home with a 2 car attached garage on a country size shady lot in Warsaw (approximately .82 acre), fenced back yard, near shopping, hospital and easy access to US 30. Home includes 2192+/- square feet of living area with approximately 2192 square feet of basement area, partially finished. Home includes 3 bedrooms, 2 full baths, and 2 half baths, kitchen with granite counters, breakfast bar, dining area and all Whirlpool appliances, formal living room, large family room and rear deck. Home has gas hot water boiler heat, gas hot water and water softener. Parcel ID 43-11-09-100-332.000-032. All home information has been obtained from county records.



INSPECTION DATES:
Thursday, Oct. 5th • 4:30-6PM
Monday, Oct. 9th • 4:30-6PM
Sunday, Oct. 22nd • 1:30-3PM
Call the Sale Manager for Private Inspection.

PERSONAL PROPERTY - 10:30 AM

CARS • LAWN EQUIPMENT: 2015 Lexus IS 250 AWD sedan, loaded, leather, ventilated front seats, ONLY 2,940 MILES. Like New! • 2002 Lexus GS 300, leather, loaded and 110,000 Miles • John Deere 125 Automatic, 42" deck, lawn tractor • Old Simplicity lawn tractor • Toro snow blower • Push Mower

FURNISHINGS & HOUSEHOLD: Sony 32" flat screen TV • 19" Flat screen TV • TV stands • (3) Bedroom suits • (3) Recliners • Newer Sofa & Chair set • Dining room Table and chairs • China cupboards • Home entertainment center • Large wood storage hutch • Several storage cupboards • Book cases • End tables • Sofa table • Misc. small appliances • Pots and pans • Dishes • China • Misc. silverware • Misc. cups and glasses • Misc. glassware • Wall clocks • Fans • Pool table • Games • Puzzles • Christmas decorations • And Much More!

COINS, JEWELRY, GLASSWARE, COLLECTIBLES, NASCAR, BOOKS, POSTERS, TOYS, SPORTS MEMORABILIA, FENTON GLASSWARE: Coins, Dollar Coins • Jewelry: Watches, Rings, Necklaces • NASCAR: Toys, Books, Posters, Collectibles, some with autographs, many items yet to be unboxed • Bobby Knight autographed Texas Tech autographed basketballs, shirt, 1991 Indiana autographed poster • Lou Holtz autographed ND Poster and Ara Parseghian autographed book and many more items to be unpacked • Figurines • collector plates • Old 5 cent slot machine • Wall Decorations and Prints • Fenton Glassware

TOOLS: Power tools • wrenches • pliers • small Craftsman Tool box • and many other items

AUCTION NOTE: Watch for our complete personal property ads or check at SchraderAuction.com for listing updates. At this time there are hundreds of items yet to unpack and many hidden treasures. Watch the Warsaw Times Union on October 21 & 28, The Paper on October 25 and The Farmers Exchange on October 20 for more complete listing of items.



OWNER:
Robert & Betty
Olinger Estate
SALE MANAGER:
Gary Bailey
800-659-9759



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