

TERMS AND CONDITIONS

PROCEDURE: Tracts 1 -3 will be offered in individual tracts, or as a total unit. There will be open bidding on all tracts. 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 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.

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 30 days after proof of merchantable title.

POSSESSION: at closing.

REAL ESTATE TAXES: Seller shall pay 2017 real estate taxes due in 2018. Buyer shall pay all taxes thereafter.

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: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in the auction. Any need for a new survey will be determined solely by the Seller, cost of the survey will be split 50/50 between Buyer and Seller. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. In the event that the entire property sells to one buyer there shall be no 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.** 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, 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) 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.

124.87 acres

Kosciusko Co., IN • Prairie Twp.
Northwest of Warsaw



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JANUARY 2018

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	31			

Kosciusko County, IN • Prairie Twp.
NORTHWEST OF WARSAW

124.87 acres

OFFERED IN 3 TRACTS



ONLINE BIDDING AVAILABLE

real estate
AUCTION
Tuesday, January 9 • 6 PM

At the Meeting Place, Warsaw, IN

Productive Tillable Land • Woods
ATV's • Hunting & Recreation
Potential Building Site

SCHRADER
Real Estate and Auction Company, Inc.

dem 514

Kosciusko Co., IN • Prairie Twp.
Northwest of Warsaw

124.87
acres

real estate
AUCTION
Tuesday, January 9 • 6 PM
At the Meeting Place, Warsaw, TN

PROPERTY LOCATION:

6.5 miles west of SR 15 in Warsaw on US 30 to CR 500 W, turn north to CR 400 N, Tracts 2 & 3 on 500 W, ½ mile north of CR 400 N. For Tract 1 turn west ¼ mile on 400 N at 500 W.

AUCTION LOCATION:

At the Meeting Place, 475 Anchorage Rd., Warsaw IN. South of US 30 on SR 15, ¼ mile to Anchorage Rd. turn east to second drive before RR Crossing, across street from Horizon Bank.

TRACT INFORMATION

TRACT#1: 50± Acres. All tillable productive land. Large open acreage, potential building site. Road frontage on CR 400 N.

TRACT#2: 34.87 Acres. Mostly tillable land; a great location for a potential building site, or combine this tract with Tract 3 for wooded and tillable land.

TRACT #3: 40± Acres. 3.5± Tillable acres, great food plot area or building site near the road with the balance in woods for hunting and recreation or secluded building site in the woods. 150' of frontage on CR 500 N.

OWNER: Joe Wolf

AUCTION MANAGER:
Gary Bailey

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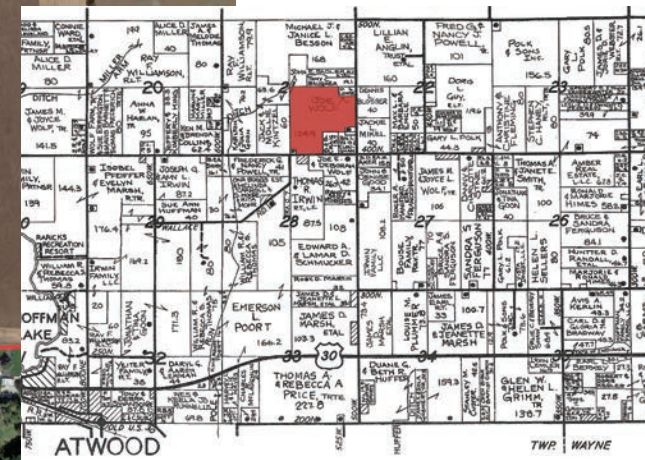


*Bid your price on your choice of tracts
or the entire property.*

APPROXIMATELY 87.5 TILLABLE ACRES 36.5 WOODED.



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.



SOIL TYPES	
Code	Soil Name
OrB	Ormas loamy sand
MaB	Martinsville sandy loam
MaA	Martinsville sandy loam
Re	Rensselaer loam
Wt	Whitaker loam
CIB	Coloma loamy sand
Pb	Palms muck
BrA	Bronson sandy loam
Ht	Houghton muck
BoB	Boyer loams sand

