

**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 15 days after proof of merchantable title.  
**POSSESSION:** At closing.  
**REAL ESTATE TAXES:** Taxes shall be pro-rated to the 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:** There will be no new survey as the property has an existing legal 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. 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 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.**

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

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**AUCTION MANAGERS:**  
 Gary Bailey and Gannon Troutner  
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**www.GaryBaileyAuctions.com**

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**AUCTION**

**TUESDAY, JULY 17**

Personal Property 2:30 PM  
 Real Estate 6:00 PM



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



real estate & personal property

# AUCTION

TUESDAY, JULY 17

Personal Property 2:30 PM

Real Estate 6:00 PM

### PROPERTY LOCATION:

1807 Hepler Drive, Warsaw, IN. From downtown Warsaw, take Lake St. West or From Atwood, take Old 30 East to Hepler Dr. (at the Time-Out Inn), then South to home at the intersection of Hepler Dr. & Mayo St.

**AUCTION LOCATION:** On site.

### TRACT INFORMATION:

Ranch style home with abundant landscaping. Home has 1376 square feet of living area with 3 bedrooms, 1 full bath, utility room, and spacious living room open to kitchen with all appliances. Large family room overlooking patio and a 26x24 detached garage (new in 2006). City Water & Sewer, GFA furnace, Kinetico water softener, 50 gal. water heater, and 100 amp service. PARCEL ID # 004-033-133.C

### PERSONAL PROPERTY:

**TRUCK, BOAT, MOWER, SHED:** 1999 Chevy ext cab S10 LS w/ cap, 200,000 mi, VIN 1GCCS1945X8161992 • 14' Sea Nymph Fishing Machine w/ Johnson 15 HP, Minnkota trolling motor, elec. anchors • White LT-14 riding mower (w/ grass bag) 7 spd • 12x20 Shed on Skids

**TOOLS:** Skilsaw 10" table saw • Craftsman chainsaw 18" bar • Gas cans • 6' wood ladder • Trellis (wood & metal) (5) • log chain • Remington elec. pole saw, 10" bar • Sledge hammer • Keller convertible ladder, 12' • Kerosene heater • Grease gun • Wrenches, sockets & ratchets • Craftsman circular saw 7-1/4" • Saw horses (4) • Black & Decker elec. hedge trimmer • Jack stands (4) • Alton air compressor, 6 gal, 125 psi • Pipe wrenches • Hand saws • Bow saw • Craftsman rolling tool box • Makita cordless battery drill • Misc. hand tools • 5 ft alum. step ladder • GBG 2000 PSI elec. pressure washer • 10 amp battery charger • 16 gal 6 HP shop vac

**COLLECTIBLES:** Chesty Potato Chips tin • Grinding stone on wood frame • Eisenberg bow pin, sterling • Eisenberg pin • Outdoor Radio Flyer all terrain wagon (wood) • Blue & white insulators • 7-Up bottles '73 Notre Dame Fighting Irish Championship • Handheld accordion (made in Italy) • Costume jewelry: Crystal, Rhinestone • Drop-leaf table • Amber fruit tray • Painted pressed pitcher • Glass bowl • Bit & brace • Doll (old) • Lake Twp. District No 5 Kos. Co. • District 2 Sidney School memorabilia 1910's • Dixon 22K gold vase • 1900 Sears Roebuck Consumer Guide • Plant stand

**OUTDOOR/LAWN & GARDEN:** Uniflame gas grill • Toro 2500 E 5.0 HP snow blower • Lawn ornaments • Shovels, rakes, hoes • Dog houses (3) • Tomato cages • Metal dog crate (3) • Fishing tackle • Lawn chairs • Misc tarps (Including 1-35') • Pet Taxi (2) • Coolers (4) • Halloween/Christmas decorations • Children's bicycles (5) • Plastic shelving • Lawn furniture • Ext. cords • Tree trimmer • Levels • Echo gas leaf blower • Scooters • Handheld leaf blower/vacuum • Swing w/ canopy • Weed trimmers (2) • Fishing poles & tackle • Camping lanterns • Bolens mulching push mower (front wheel drive) • White RB 550 rear tine tiller (front wheel drive) • Children's toys • Little Tikes picnic table • Car booster seats

**APPLIANCES, HOUSEHOLD, FURNITURE:** Amish heat surge fireplace • Maytag Performa fridge • Misc. household items • Brother LS-2125i sewing/mending machine • Coronado Chester freezer 203 • Vacuum cleaner • Small chest freezer • Kenmore HD washer, older • Maytag Atlantis dryer, gas • Entertainment center (2) • Small desk • Sewing machine cabinet • 3 pc bedroom suite w/ full bed • Contemporary roll top desk • Hand mixer • Deep fryer • Eureka Whirlwind Hepa vacuum • Cassette player • TV's (3) • Crystal/metal chandelier • VHS tapes • Ceramic apple canister set • 4 wooden TV trays • Electric skillet (4) • Tupperware • Crock pot • Blender • Misc. small appliances • Floor clock • Cups, plates, bowls, dishes • Cast iron Dutch oven • 10" iron skillet

**OWNER: WALTER & DONNA HAMILTON**



Sale Managers: Gannon Troutner 574-354-7822 & Gary Bailey 574-858-2859

800-659-9759 • [www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com)



**Inspection Dates:**  
Saturday, June 16  
10-11:30 and  
Tuesday, June 19,  
4:00-5:30 PM.  
Call the Sale Managers  
for Private inspections.

