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Gary Bailey Wisconsin (Lic #2481-52), cell: 260-417-4838 & Auction Co Inc (#116-053). WI Auction Company/WI Broker: Schrader Real Estate Auctioneer: Rex D. Schrader II, a registered Wisconsin auctioneer (#2669-052) & Broker (#56447-90).

## 800-421-2709

950 N. Liberty Dr., Columbia City, IN 46725

Real Estate and Auction Company, Inc.



chure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. AUNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE

include improvements, Tracts 4 and or 5. If a new survey is determined to be necessary by the Seller Tracts bid in combinations shall receive a perimeter survey only.

EASEMENTS: The sale of the property is subject to any and all easements of record, including the sale of the property is subject to any and all easements of record, including the sale of the property is subject to any and all easements of record,

ing prices shall be adjusted to reflect any difference between advertised and surveyed acres on tracts, there shall be no adjustment on parcels or combinations of parcels that

in to existing legal description or where new boundaries are created by the tract division existing legal description or where new survey will be auction. Any need for a new survey will be detlemined by the type of the survey will be split by a post of survey pervection of the survey will be split by a post of survey or and sufficient for providing title insurance. Clossified the survey or and sufficient for providing title insurance. Clossified the survey or su

SURVEY: AT THE SELLER'S OPTION, the Seller shall provide a new survey where there

ACREAGE: All acreage is approximate and has been estimated based on current legal DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

including a potential joint driveway easement for Tracts 4 & 5.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information

SEPTEMBER 2017





Price County, WI

MADE. Tract acreage has been estimated based on aerial photographs. The property is being soil on an "AS IS, WHERE IS" basis, and no warranty or representation, either OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS

chase 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 sellers shall provide a Warranty deed to buyer(s) at closing.

POPED sellers shall provide title insurance in the amount of the purchase are subject to the subject to the succession.

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 ETHICACING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPAINALCACH.

APPROVAL OF BID PRICES: All successful bidders will be required to enter into pur-

n the manner resulting in the highest total sale price.

PROCEDURE: The Tracts 1-10 will be offered in individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and

Offered in 10 Tracts Ranging in Size From 2.5± - 319.5± Acres acres Secluded Lodge Style Country Home Potential Building Sites Pasture • Tillable Land • Grazing • Creek Woodland Wildlife Hunting & Recreation Auction held at the Simek Recreation Center, 1037 West Broadway Ave., Medford, WI

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Real Estate and Auction Company, Inc.

Northeast of Eau Claire • Northwest of Wausau

Ogema, WI

TRACT 7

**Price County** 

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clude any person from bidding if there is any question as to the person's creder fitness, etc. All decisions of the auctioneer are final. damages. Conduct of the auctioneer, The Seller and Auction Company reserve the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to premerchantability 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 consequentia in the sale documents, Seller and the Auction Company make no warranty or repre-sentation, express or implied or arising by operation of law, including an warranty of cept 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 on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the nformation contained in this brochure is subject to verification by all parties relying 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 dili



TRACT 3

TRACTS 4 & 9

TRACT 5