

- Productive, Tillable Farmland
- Potential Secluded Building Sites
- Woods / Wildlife & Recreation
- Hunting

Offered in 5 Tracts
77 Acres

Auction
Real Estate
Syracuse, IN, Kosciusko County

800-659-9759
GaryBaileyAuctions.com

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	31			
21	22	23	24	25	26	27
14	15	16	17	18	19	20
7	8	9	10	11	12	13
1	2	3	4	5	6	

OCTOBER 2012

SCHRADER Corporate Offices
P.O. Box 508, 950 North Liberty Drive
Columbia City, IN 48725
800-451-2709 • 260-244-7606
www.schraderauction.com



#AC63001504, #AU09200000, #AU11000010
Gary Bailey 800-659-9759 • 574-354-7822
Auction Managers: Gannon Troutner & 950 N. Liberty Dr., Columbia City, IN 46725

Auction
Real Estate
Kosciusko County, IN
Offered in 5 Tracts
77 Acres

SCHRADER
Real Estate and Auction Company, Inc.

TERMS AND CONDITIONS

PROCEDURE: Tracts 1-5 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 combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price. **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.** **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:** Sellers 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:** Seller pays 2012 taxes due in 2013. Buyer pays 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; AT THE SELLER'S OPTION, 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 on tracts, there shall be no adjustment on tracts of 7 acres or less. If a new survey is determined to be necessary by the Seller, Tracts bid in combination shall be responsible for the cost of any necessary repairs. This shall be a 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.** **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.** **ACREAGE:** All 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 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.**

Real Estate Auction

77[±] Acres

Offered in 5 Tracts

Wednesday, October 17 • 6pm



AUCTION LOCATION:

Syracuse Community Center – 1013 N. Long Dr., Syracuse, IN. On SR 13 (Huntington St.) ½ mile North of the Railroad Tracks in Syracuse, turn East on Washington St. to Long Dr. to the Community Center.

PROPERTY LOCATION: 3.5 Miles South of Syracuse or 3 miles North of North Webster, (at the Wawasee Middle School) turn West on CR 1000 N, 1 ¾ miles to the Syracuse – Webster Rd. turn North ½ mile to CR 1050 N then turn East ½ mile, property on North and South sides of road.

PROPERTY INFORMATION:

TRACT #1: 6.5+/- Acres, potential building site, tillable with approximately 3.25 acres of woods with some mature trees and abundant wildlife. 325' +/- of road frontage.

TRACT #2: 39.5+/- Acres, nearly all tillable, productive farm ground with 680' +/- road frontage.

TRACT #3: 6+/- Acres, excellent potential building site, or tillable land, with 300' +/- of road frontage.

TRACT #4: 23.5+/- Acres, Hunters, farmers, excellent recreational farm, and great secluded building site. Approximately 9.5 wooded acres, with the balance tillable.

TRACT #5: 1.5 Acres, potential building site, all tillable with 150' +/- of road frontage.

Parcel Id's – 007-082-001 & 007-083-002 (North, 52+/- Ac.)

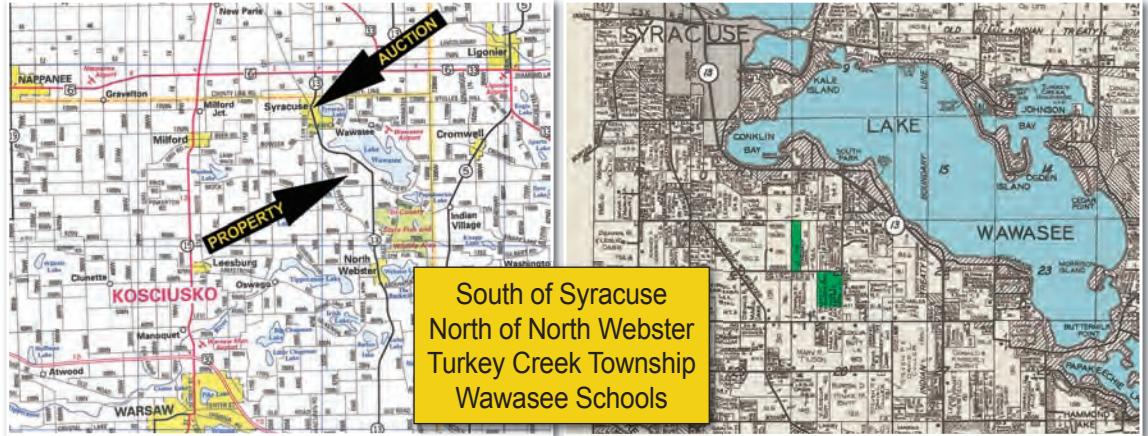
OWNERS: Eric Kolberg & Becky Mangan

AUCTION MANAGERS: Gannon Troutner 574-354-7822

Gary Bailey 800-659-9759 or 574-858-2859

www.GaryBaileyAuctions.com or www.SchraderAuction.com

gary@garybaileyauctions.com or Gannon@garybaileyauctions.com



South of Syracuse
North of North Webster
Turkey Creek Township
Wawasee Schools



Call Auction Managers
For a Private Inspection

