

garybaileyAuctions.com



PRODUCTIVE TILLABLE LAND
POTENTIAL BUILDING SITES
WOODS, WILDLIFE
HUNTING & RECREATION
TWO COUNTRY HOMES
WARSAW COMMUNITY SCHOOLS

Just Southeast of Warsaw
on Packerton Road

241.01± Acres
Offered in 10 Tracts

Held at the Center Lake Pavilion - Warsaw, IN

Monday MARCH 24 • 6PM

Attention! Farmers, Investors, Home Site Buyers & Hunters



Real Estate AUCTION
Kosciusko Co., Indiana

garybaileyAuctions.com

800-659-9759

AC63001504, AU09200000, AU11000010



Sun	Mon	Tue	Wed	Thu	Fri	Sat
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		3	4	5	6	7
		9	10	11	12	13
		15	16	17	18	19
		22	23	24	25	26
		29	30	31		

MARCH 2014

Gary Bailey and Gannon Troutner

AUCTION MANAGERS:

P.O. Box 508 • 950 N. Liberty Drive
Columbia City, IN 46725



Real Estate AUCTION

KOSCIUSKO COUNTY, INDIANA



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Excellent Opportunity Offered Only at Auction.



241.01± Acres

Offered in 10 Tracts

Southeast of Warsaw
Southwest of Pierceton

In the Schrader Method of Auction,
You May Bid Your Price on Your
Choice of Any Tract, Combination of
Tracts, or the entire 241.01± Acres.



ONLINE BIDDING AVAILABLE



GaryBaileyAuctions.com

Real Estate AUCTION

KOSCIUSKO COUNTY, INDIANA

AUCTION LOCATION: The Center Lake Pavilion, 119 E Canal St., Warsaw, Indiana. At the Intersection of US 30 & SR 15, turn South on SR 15 (Detroit St.) 1.5 miles to Canal St., Center Lake Park, turn right to pavilion.

PROPERTY LOCATION: 3096 & 3346 S. Packerton Rd., Warsaw, Indiana. US 30 on the East side of Warsaw to CR 250 E, turn South to Pierceton Rd., for Tract #1 turn East 1/4 mile to CR 275 E, then turn South 1.5 miles. For Tracts 2-10 at the Pierceton Rd. turn West 3/4 mile to the Packerton Rd., then turn South & follow Packerton Rd. 1-3/4 miles to the farm.

TRACT INFORMATION:

TRACT #1: 50± ACRES - 43± acres of productive, tillable land with 1240'± of road frontage on CR S 275 E.

TRACT #2: 63± ACRES - Mostly productive, tillable acres with 340'± of road frontage on Packerton Rd. Combine tracts 1 and 2 for 106± tillable acres.

TRACT #3: 2.0± ACRES - 3096 S. Packerton Rd., Warsaw. 1-1/2 story country home with 1664± square foot with all natural oak woodwork and wood floor thru out. Kitchen with appliances, dining and living rooms with built in original oak storage cabinets, 4 Bedrooms, 1 down and 3 upstairs, mudroom/back porch and laundry (including washer and dryer, pantry closet. Forced air furnace, water softener, copper plumbing. There is a 24' x 40' building and a 40' x 60' bank barn. Excellent opportunity for livestock, 4-H or mini-farm. Approximately 376' of road frontage. Combine with Tract 4 for additional pasture, recreational area.

TRACT #4: 14.26± ACRES - Mostly wooded, potential building site or excellent for hunting, wildlife and recreation. 500'± of road frontage on Packerton Rd.

TRACT #5: 17.5± ACRES - Potential building site, or secluded woods with wildlife, hunting and recreation potential. 315'± of road frontage on Packerton Rd.

TRACT #6: 2.0± ACRES - 3346 S. Packerton Rd., Warsaw. Country home with 1101± square foot and attached 1 car garage. Eat-in kitchen with appliances, living room, 1-1/2 bathrooms, 2 bedrooms and den/3rd bedroom and laundry room with washer and dryer. 30' x 26' and 36' x 20' out-buildings. Approximately 380'± of road frontage. Combine with Tract 5 and/or Tract 7 for additional acreage.

TRACT #7: 20.5± ACRES - Mostly productive, tillable land with 620'± of road frontage on Packerton Rd.

TRACT #8: 22.0± ACRES - Mostly tillable, productive tillable land with 925'± of road frontage on Packerton Rd.

TRACT #9: 17.5± ACRES - Secluded hunters paradise with ideal food plot area or 8.5± tillable acres or potential building site. 50'± of road frontage on Packerton Rd.

TRACT #10: 32.25± ACRES - Productive, tillable land and wooded areas with 830'± of road frontage on Packerton Rd. and 1320'± of road frontage on CR E 400 S.

Parcel ID #'s: 003-172-002, 003-172-002.DA, 003-173-002, 003-174-001, 003-174-003

Bid your price on your choice of tract, any combination of tracts, or on the whole property.

241^{.01±} Acres

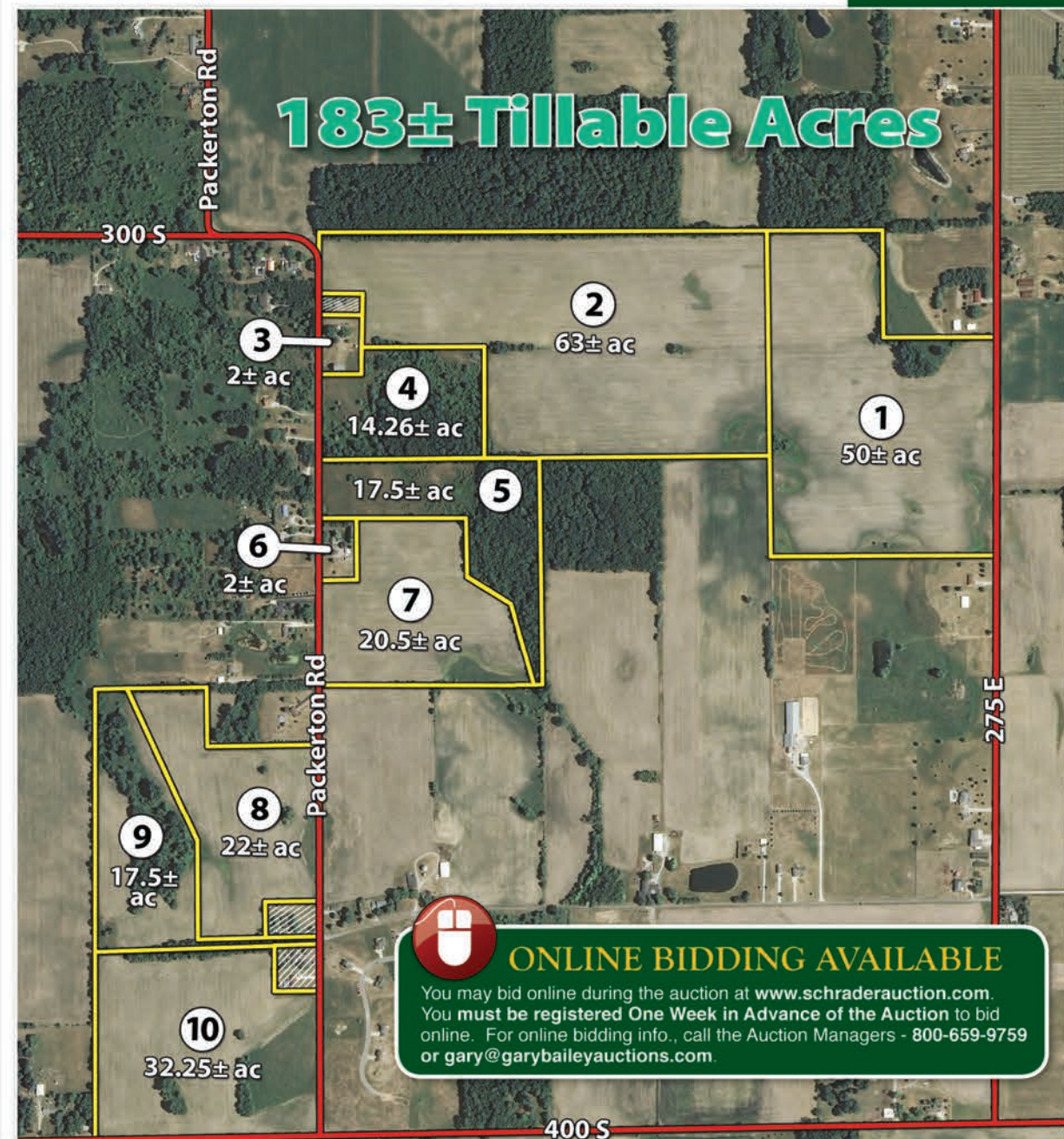
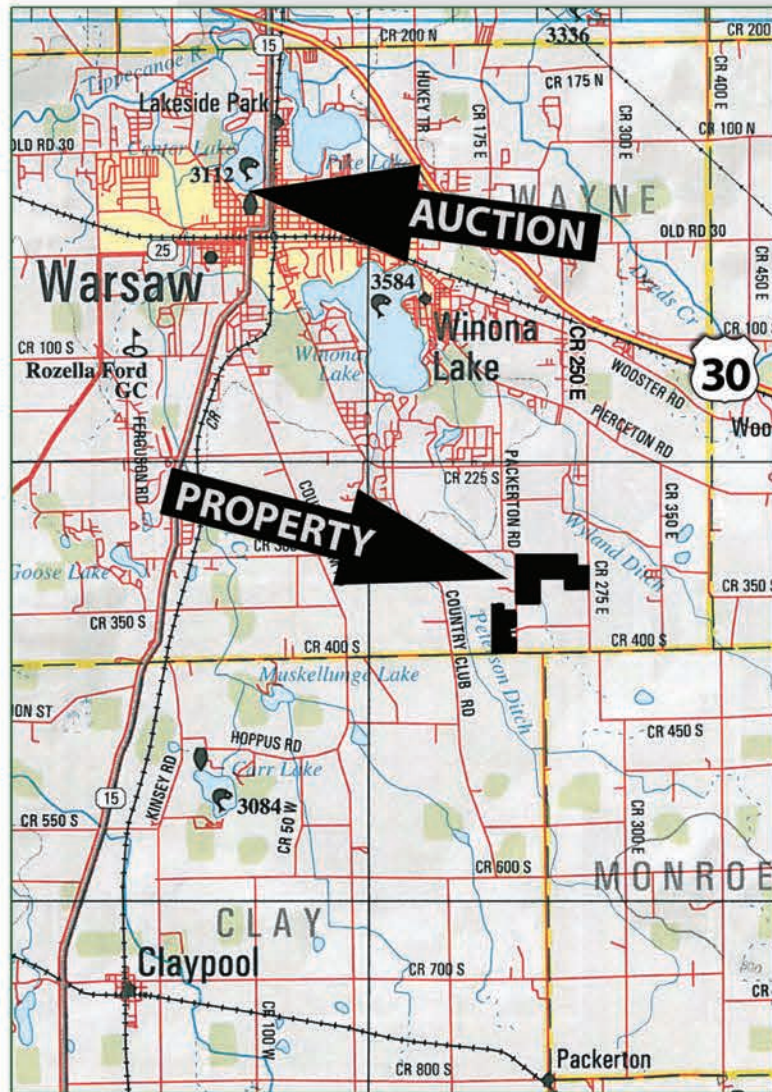
Offered in 10 Tracts
Just Southeast of Warsaw

INSPECTION DATES:

Wednesday, February 26 • 4:30-6 PM

Saturday, March 1 • 10-11:30 AM

Call the Sale Managers for Private Inspections.



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 info., call the Auction Managers - 800-659-9759 or gary@garybaileyauctions.com.

Note: The farm has been rented for the 2014 crop year. Buyers of Tillable land shall receive the cash rent according to tillable acreage on the tract or tracts purchased. Call or visit www.GaryBaileyAuctions.com for cash rent acreage per tract. Also, the homes are currently rented and the tenants shall have 45 days after closing to remain in the homes.

TERMS AND CONDITIONS

PROCEDURE: Bid on individual tracts any combination of tracts or on the entire property. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. 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 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. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase with another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.
DEED: Sellers will provide a Trustees deed.
EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.
CLOSING: Closing shall take place 15 days after marketable title.
POSSESSION: At closing on non-tillable acreage, after harvest of

crops on tillable acreage and 45 days after closing on Tracts 3 & 6.
REAL ESTATE TAXES: The Seller shall pay the 2013 real estate taxes, due in 2014. The Buyer shall pay all taxes thereafter.
DITCH ASSESSMENTS: The Buyers shall pay the 2014 ditch assessments due in May.
SURVEY: The Seller shall determine any need for a new survey. There shall be no survey if the property is purchased by one Buyer. Any new survey(s) provided shall be for the perimeter only, when tracts are combined. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, except on Tracts 3 and 6 or combinations including Tracts 3 and 6. The survey costs shall be shared 50:50 between Buyer(s) and Sellers. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.
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. 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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. 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.

OWNER: Miriam L. McCleary Revocable Trust
Sale Managers: Gannon Troutner - 574-354-7822
 Gary Bailey - 574-858-2859

