

Terms and Conditions

PROCEDURE: Tracts 1-3 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 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 Personal Representatives 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 2013 taxes due in 2014. 2014 taxes due in 2015 will be pro-rated at 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: 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, 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.

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, 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.

SCHRADER
Real Estate and Auction Company, Inc.
950 N Liberty Dr, Columbia City, IN
260.244.7606 • 800.451.2709
www.SchraderAuction.com



Milford, Indiana
Kosciusko County
Real Estate AUCTION
138.17± acres
offered in 3 tracts

AUCTION MANAGER:
Gary Bailey • 800-659-9759

ONLINE BIDDING AVAILABLE

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800.659.9759 • GaryBaileyAuctions.com

Milford, Indiana • Van Buren Township • Kosciusko County

Real Estate AUCTION

Thursday, August 7 at 6pm
held at the Meeting Place, Warsaw, In



138.17± acres
offered in 3 tracts

ONLINE BIDDING AVAILABLE

South of Milford
North of Leesburg
Tillable Farmland
Potential Building Site
Woods • Wildlife • Recreation



800.659.9759
GaryBaileyAuctions.com

Real Estate AUCTION

Milford, Indiana
Kosciusko County

Auction Location: At the Meeting Place, 475 Anchorage Rd., Warsaw, Indiana. South of US 30 on SR 15, ¼ mile to Anchorage Rd. at Farmers State Bank turn east to second drive then turn north.

Property Location: 1 Mile south of Milford or 3 Miles North of Leesburg on SR 15 and Old SR 15.



138.17± acres offered in 3 tracts

TRACT #1: 82.17± Acres, approximately 80 productive tillable acres there is an old barn on this tract. Road frontage on SR 15 and Old SR 15. The farm tenant owns the all irrigation equipment above and below the ground and has the right to remove it after the harvest of the crops.

TRACT #2: 16± Acres, All wooded, potential building site, wildlife, recreation with road frontage on SR 15.

Tract #3: 40± Acres, approximately 38 acres of tillable productive farm ground road frontage on SR 15.

NOTE: Buyers of Tracts 1 & 3 will receive a credit of \$200 per acre on 118 acres of Tillable land at closing. Tract 1, for 80 acres and Tract 3 for 38 acres.

OWNER: The Alice Betty Farrington Estate

AUCTION MANAGER: Gary Bailey • 574-858-2859

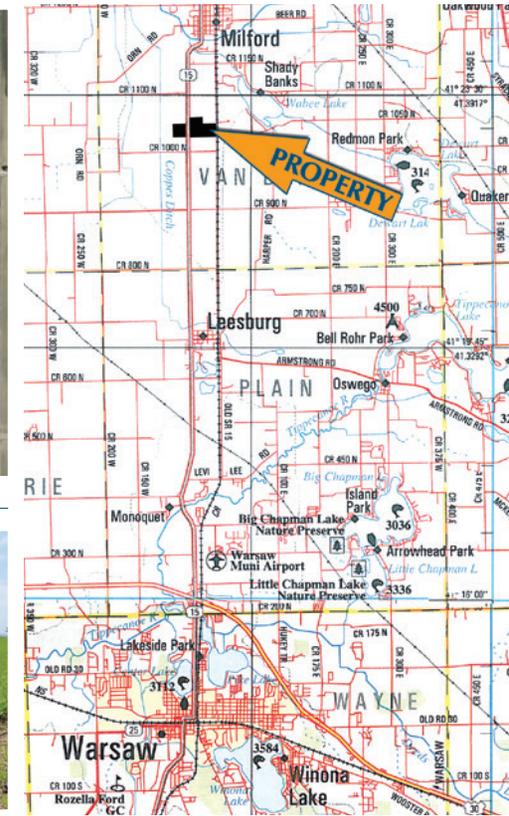


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GaryBaileyAuctions.com

Thursday, August 7 at 6pm



Call Gary Bailey for a private inspection



SOIL TYPES	
Symbol	Soil Name
Se	Sebewa loam
Ho	Homer sandy loam
KoA	Kosciusko sandy loam*
BrA	Bronson sandy loam*
CaA	Carmi loam*
OrA	Ormas loamy sand*
ShA	Shipshe sandy loam*
*0 to 2 percent slopes	

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 Kevin Jordan at Schrader Auction Co. - 800-451-2709.