

AUCTION TERMS AND CONDITIONS

PROCEDURE: Tracts 1-3 will be offered in individual tracts, or as a total unit. There will be open bidding on all tracts. 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 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 Seller's acceptance or rejection.
DEED: Seller shall provide a Warranty deed.

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: Pro-rata to 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: The 50' entrance to Tract 3 shall be surveyed if Tract 3 is purchased by itself otherwise there shall be no new surveys as each Tract has an existing legal description. Buyer and Seller shall the cost of any survey \$0/\$0.
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. Seller and Auction Company make no warranty or representation, express or implied, concerning the property. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The Seller or the Auction Company, either expressly or implied, concerning the property is made by 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 Seller and Auction Company reserve the right to 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.

950 N. Liberty Dr., Columbia City, IN 46725
Auction Manager:
Gary Bailey 800-659-9759
#AC63001504, #AU09200000



NOVEMBER 2016						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
			8	9	10	11
6	7		15	16	17	18
13	14	15	22	23	24	25
20	21	22	29	30		
27	28	29				

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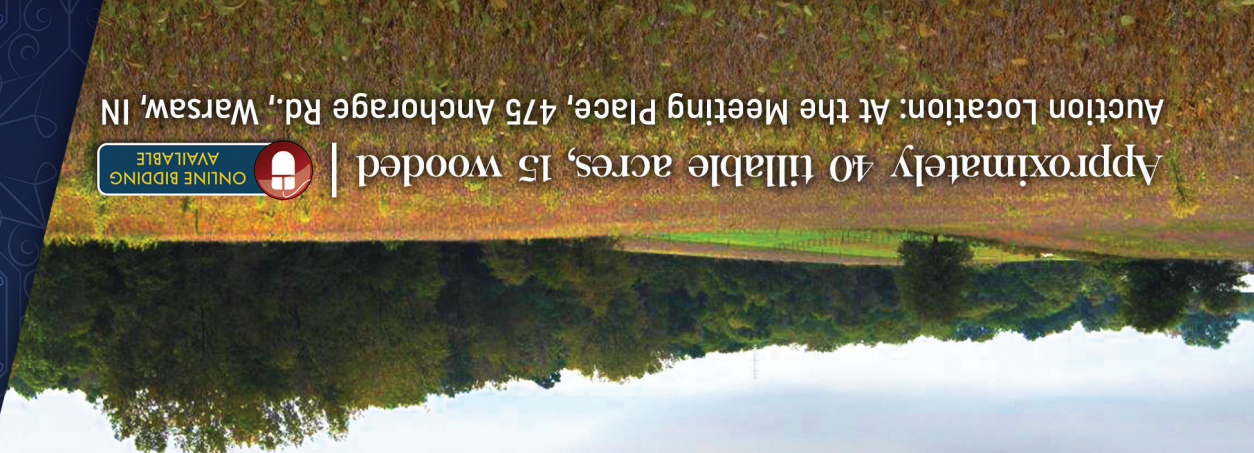
REAL ESTATE AUCTION

WEDNESDAY, NOVEMBER 9TH @ 6:30PM

Approximately 40 tillable acres, 15 wooded |



Auction Location: At the Meeting Place, 475 Anchorage Rd., Warsaw, IN



55.67 ±
acres
in 3 tracts

Kosciusko County, Tippecanoe Township

- Productive Tillable land
- Woods • ATVs
- Hunting and Recreation
- Potential Building Sites
- North of Pierceton
- South of North Webster
- East of Warsaw
- West of Columbia City





REAL ESTATE AUCTION

55.67[±] acres in 3 tracts

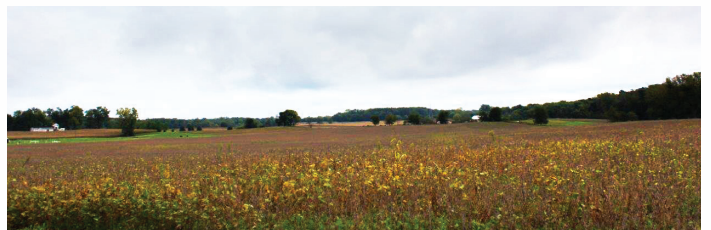
Walk over inspections welcome.
Call for private inspections

Wednesday, November 9th @ 6:30 pm
Kosciusko County, Tippecanoe Township

PROPERTY LOCATION: North of Pierceton, or South of North Webster; 4 miles on SR 13 to CR 200 N, turn east 1 mile to CR 850 E (at Yogi Bear Campground), then turn north ½ mile to CR 250 N. Turn east to Kyle Rd. For Tract #1, turn south on Kyle Rd. For Tracts 2 & 3, continue ¼ mile east of Kyle Rd. on CR 250 N.

AUCTION LOCATION: At the Meeting Place, 475 Anchorage Rd., Warsaw, IN. South of US 30 on SR 15, ¼ mile to Anchorage Rd., turn east to second drive before RR Crossing. Located across the street from Horizon Bank.

Productive Tillable Land • Woods • ATV's • Hunting and Recreation • Potential Building Sites • North of Pierceton • South of North Webster • East of Warsaw • West of Columbia City

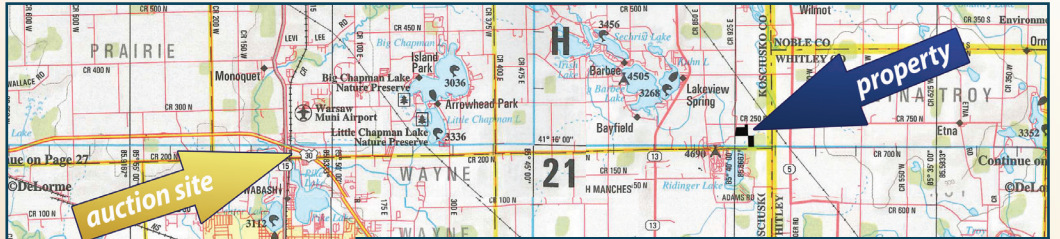
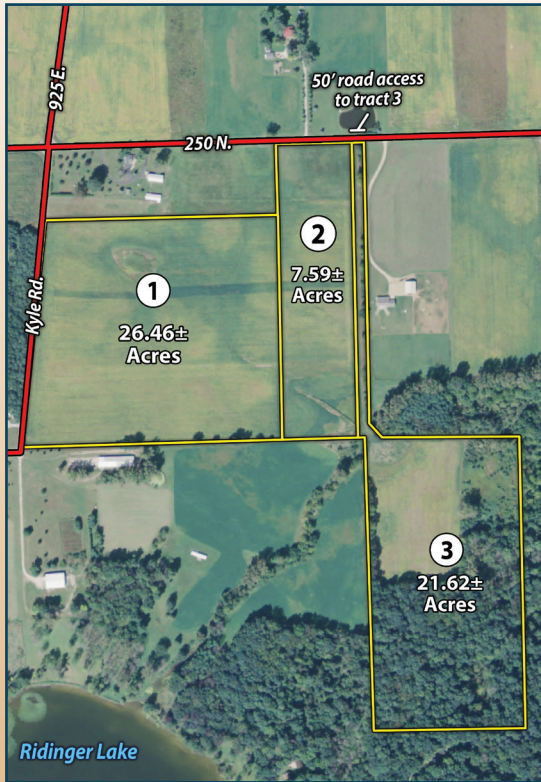


TRACT#1; 26.46± Acres. Nearly all tillable; an excellent location for a secluded, gently rolling building site. Approximately 1020' of road frontage on Kyle Road.

TRACT#2; 7.59± Acres. Mostly tillable land; a great location for a potential building site. Approximately 200' of road frontage on CR 250 N.

Tract #3; 21.62± Acres. 5.5± Tillable acres, great food plot area, approximately 15 wooded acres, cross over Elder Ditch to enter this nature lover or hunters secluded retreat. 50' of road frontage on CR 250 N.

MAPS:



Area Symbol: IN085. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Corn	Pasture	Soybeans
RxB	Riddles-Ormas-Kosciusko complex, 2 to 6 percent slopes	20.28	34.7%	112	7	39
RxC	Riddles-Ormas-Kosciusko complex, 6 to 12 percent slopes	12.44	21.3%	102	7	36
KoB	Kosciusko sandy loam, 2 to 6 percent slopes	7.12	12.2%	95	6	33
Re	Rensselaer loam	4.62	7.9%	172	12	48
KxC3	Kosciusko sandy clay loam, 8 to 15 percent slopes, severely eroded	3.10	5.3%	80	5	28
AIA	Aubbeenaubee fine sandy loam, moderately permeable substratum, 0 to 2 percent slopes	2.88	4.9%	135	9	44
Se	Sebewa loam, drained, 0 to 1 percent slopes	2.83	4.8%	133	9	36
RID	Riddles fine sandy loam, 12 to 18 percent slopes	2.55	4.4%	115	8	40
RIB	Riddles fine sandy loam, 2 to 6 percent slopes	1.67	2.9%	140	9	49
RIC	Riddles fine sandy loam, 6 to 12 percent slopes	0.97	1.7%	130	9	46
To	Toledo silty clay	0.06	0.1%	150	10	42
Weighted Average			14.5	114.3	7.5	38.3

Bid your price on your choice of tracts or the entire property!



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 Company - 800-451-2709 or kevin@schraderauction.com.

Owner: Jerry & Connie Craig
Auction Manager: Gary Bailey



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WWW.GARYBAILEYAUCTIONS.COM

Call or Visit our Website for brochure & more pictures!