

Terms and Conditions

PROCEDURE: There will be open bidding property during the auction as determined by the auctioneer.

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: The successful bidder will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

DEED: Seller will provide a Warranty deed. **EVIDENCE OF TITLE:** Sellers will provide title insurance in the amount of the purchase

price.

CLOSING: Closing shall take place on or before December 31, 2020.

POSSESSION: At closing.

REAL ESTATE TAXES: The Seller shall pay the 2020 taxes due in 2021.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any. **SURVEY:** There is an existing recent survey, there will be no new survey.

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.

STOCK PHOTOGRAPHY: Some Photos of Wildlife are for illustrative purposes only and are not of the auction property.



CORPORATE HEADQUARTERS:
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AUCTION MANAGER:
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48[±] wooded acres

offered in 1 Tract

Real Estate AUCTION

KOSCIUSKO COUNTY, IN

DECEMBER 2020						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

48[±] wooded acres

offered in 1 Tract

KOSCIUSKO COUNTY, IN
Prairie Township • 5 miles northwest of Warsaw

*Hunting
Abundant Wild Life
Recreation*

Actual Deer on Property



Real Estate AUCTION

TUESDAY, DECEMBER 1ST • 6PM



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SchraderAuction.com • 800-451-2709

KOSCIUSKO CO. IN
Prairie Township
5 miles northwest of Warsaw

offered in 1 Tract

Real Estate AUCTION

48[±] wooded acres

**TUESDAY,
DECEMBER 1ST
at 6PM**

Property Directions: 5584 N 500 W, Leesburg, IN.
From SR 15 in Warsaw travel west 4.6 miles on US 30
to CR 500 W (Clunette), then turn north 3 miles to the
property on the east side.

Auction Location: At the Atwood Community
Building, 213 E Hovey Street, Atwood, IN.

HUNTING • RECREATION ABUNDANT WILD LIFE

Tract Information:

48± ACRES, nearly all wooded, hunting, nature lovers,
abundant wildlife. Great area on the east side of the
woods for a food plot. ATV trail the length of the woods.
Easy ingress/egress over the existing driveway on the
south side of the poultry building, 50' of frontage on
CR 500 W, secluded back off the road. Don't miss this
excellent opportunity to own this prime hunting and
recreational site just a few minutes off of US 30.

Inspections Dates:

Sunday, November 8 • 11am-1pm

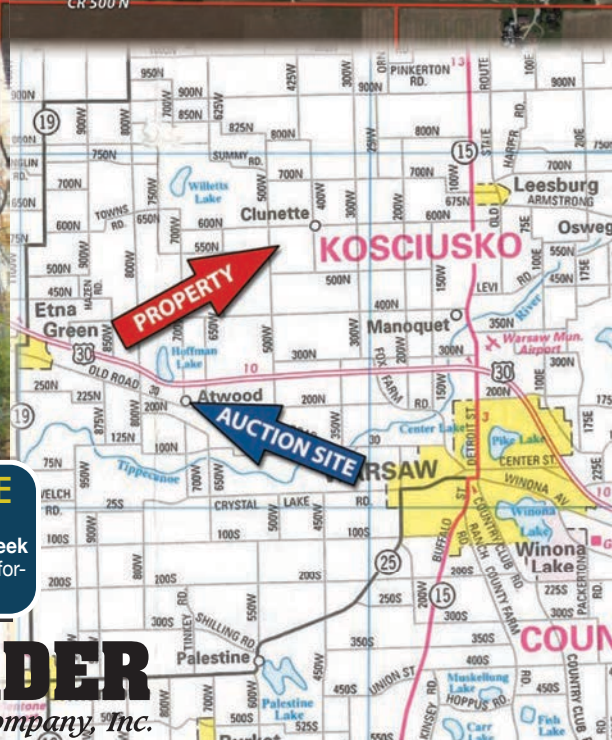
Tuesday, November 10 • 4:30pm-6pm

*Or call the Auction Manager for private appointments
for safety, as hunts are previously scheduled.*



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 infor-
mation, call Schrader Auction Co. - 800-451-2709.



Owner: Wildlife Farms 2, LLC
Sale Manager: Gary Bailey, 260-417-4838
Email: gary@GaryBaileyAuctions.com



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