

**ACTION TERMS & CONDITIONS:**  
**PROCEDURE:** The property will be offered at on-line only auction. Minimum bidding increments will be predetermined.

**DOWN PAYMENT:** 10% down payment on the day of auction w/ the balance in cash at closing. The down payment may be made 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, & are capable of paying cash at closing.

**BUYERS PREMIUM:** A 7% buyer's premium will be added to the final bid price.

**ACCEPTANCE OF BID PRICE:** Sells regardless of Price

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide a Warranty Deed.

**CLOSING:** The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) & Seller.

**POSSESSION:** Possession shall be on day of closing, immediately following the closing.

**REAL ESTATE TAXES:** The Seller will pay the 2021 Taxes. The Buyer will pay all taxes thereafter.

**ACREAGE:** The lot size, dimensions & proposed boundaries are approx. & have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** No survey shall be provided.

**AGENCY:** Schrader Real Estate & Auction Company & its agents are exclusive agents of the Seller.

**DISCLAIMER & ABSENCE OF WARRANTIES:**

All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auction Company. The Seller & Selling Agents 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.**



**CORPORATE HEADQUARTERS:**  
 950 N. Liberty Dr., Columbia City, IN 46725

**AUCTION MANAGER:**

**Gary Bailey 260-417-4838**

AC63001504, AU09200000



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NOV/DEC 2021						
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	1	2	3	4

Bidding Opens - SchraderAuction.com  
 Bidding Closes at 6pm

**BIDDING ENDS:**  
**WEDNESDAY,**  
**DECEMBER 1**  
**AT 6PM**

**TIMED ONLINE ONLY**  
**AUCTION**  
**ABSOLUTE REAL ESTATE**

**KOSCIUSKO COUNTY, IN**

**WARSAW, IN**  
**KOSCIUSKO COUNTY**

**TIMED ONLINE ONLY**  
**ABSOLUTE**  
**AUCTION**  
**REAL ESTATE**

- Sells Absolute Regardless of Price
- Zoned Commercial

**2.57± Acres**



**SCHRADER**  
 THE ORIGINAL **MULTI-TRACT AUCTIONS**  
**800-451-2709**  
 7% Buyers Premium

**BIDDING STARTS:**  
**MONDAY, NOVEMBER 29 • 9AM**  
**BIDDING ENDS:**  
**WEDNESDAY, DECEMBER 1 • 6PM**

Register to Bid Online at [SchraderAuction.com](http://SchraderAuction.com)

WARSAW, IN  
KOSCIUSKO COUNTY

# TIMED ONLINE ONLY ABSOLUTE AUCTION REAL ESTATE

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**SELLS ABSOLUTE REGARDLESS  
OF PRICE  
ZONED COMMERCIAL  
INVESTORS • BUILDERS**

**DON'T MISS THIS GREAT OPPORTUNITY  
TO OWN THIS PROPERTY!!  
BID YOUR PRICE.**

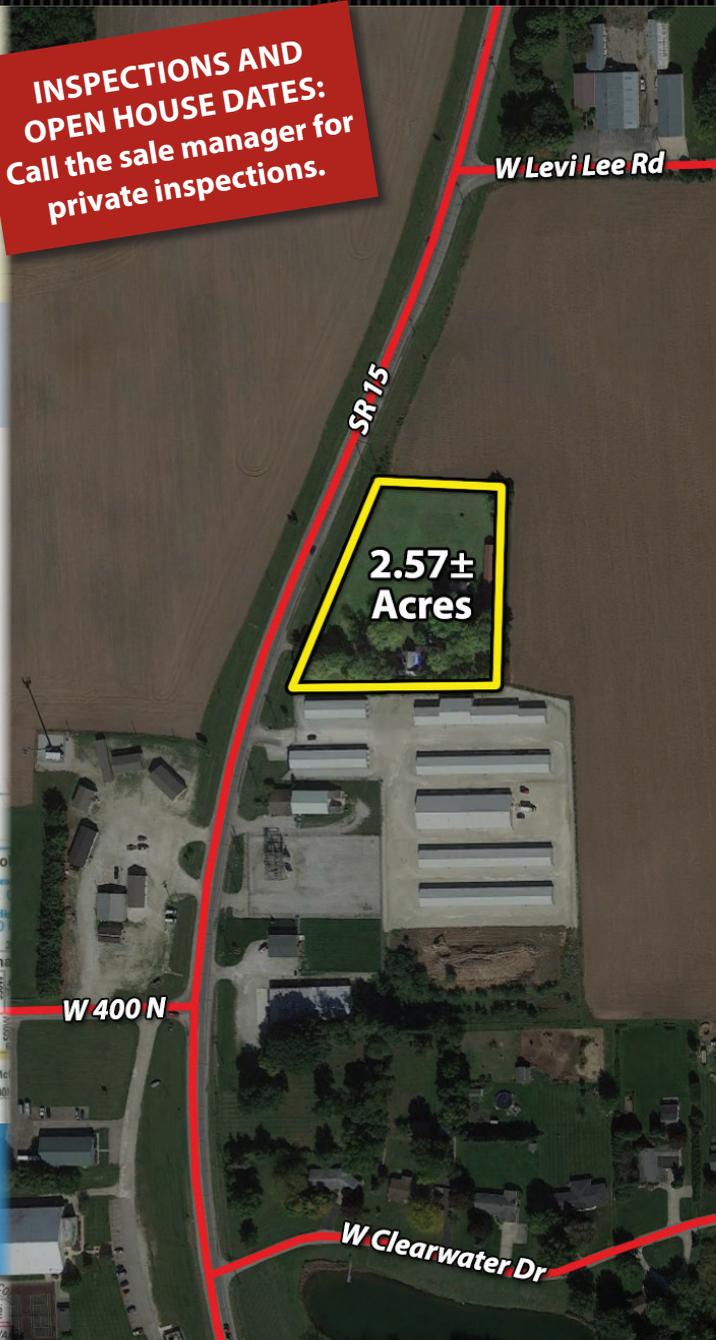
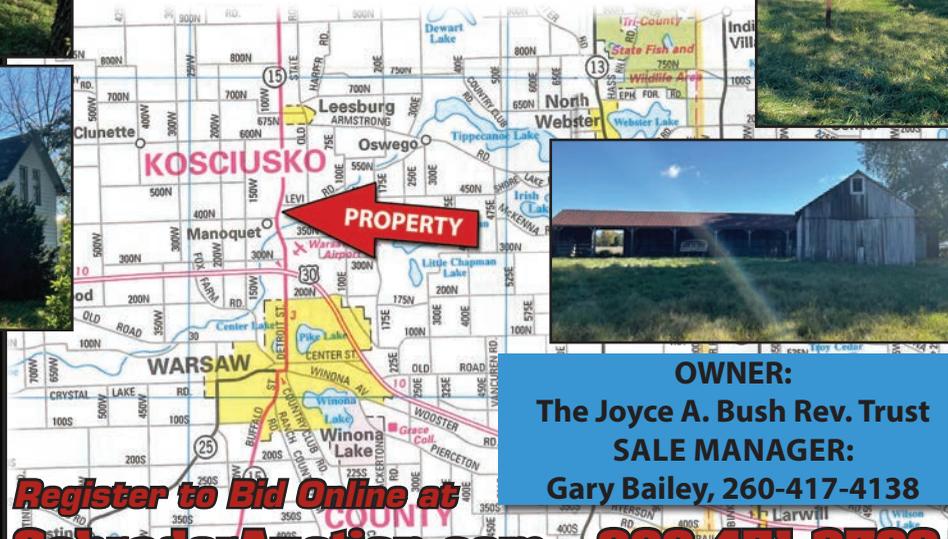
**INSPECTIONS AND  
OPEN HOUSE DATES:  
Call the sale manager for  
private inspections.**



**On SR 15 North of Warsaw • Plain Township**

**PROPERTY LOCATION:** 2 miles north of US 30 in Warsaw on SR 15 or 2 miles south of Leesburg on SR 15.

**TRACT INFORMATION:**  
**2.57± ACRES.** Commercial zoned, with approximately 400' of road frontage on SR 15. High visibility and great location on the north side of Warsaw. There is an older two story country home (needs major renovations) or tear down for new improvements or business location, there is also a 125' x 20' older lean-to / tool shed and a 28' x 20 shed on the property.  
*7% Buyers Premium add to the final high bid.*



**2.57±  
Acres**

**OWNER:**  
The Joyce A. Bush Rev. Trust  
**SALE MANAGER:**  
Gary Bailey, 260-417-4138



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