

ONLINE REAL ESTATE AUCTION
WEDNESDAY, MAY 18TH AT 6PM

Kosciusko County,
 Jackson Township, Indiana

41.34±
ACRES
 Offered in 2 Tracts



AUCTION MANAGER:
GARY BAILEY • 260.417.4838
 #AC63001504, #AU09200000

MAY 2022						
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	31				

CORPORATE HEADQUARTERS:
 950 N LIBERTY DR COLUMBIA CITY, IN 46725
 800.451.2709 • WWW.SCHRADERAUCTION.COM

ONLINE REAL ESTATE AUCTION



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Prime Hunting • Abundant Wild Life • Recreation • Potential Building Sites
 South of Warsaw • North of North Manchester • East of Silver Lake

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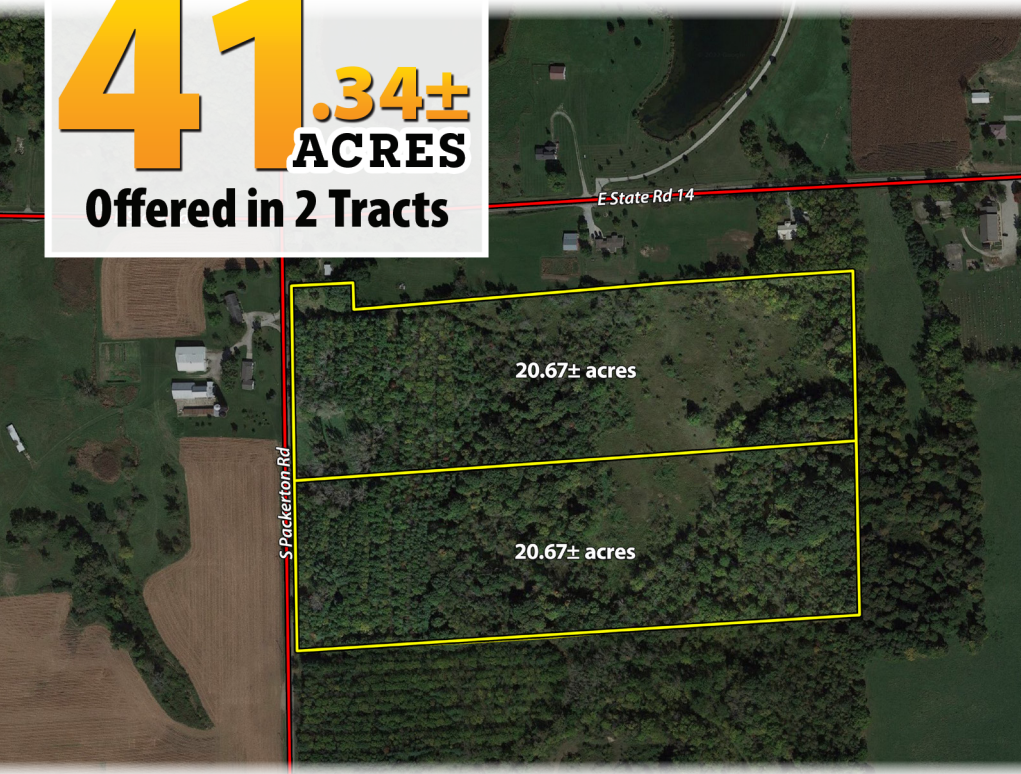
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TRACT INFORMATION:

Tracts 1 and 2 are 20.67± acres each, nearly all wooded, hunting, nature lovers, abundant wild-life, gorgeous wooded potential building sites. ATV trails throughout the property. Meandering creek and a beautiful scenic valley, this one of a kind property is a must see. Don't miss this excellent opportunity to own this prime hunting and recreational site just a few seconds off SR 14.

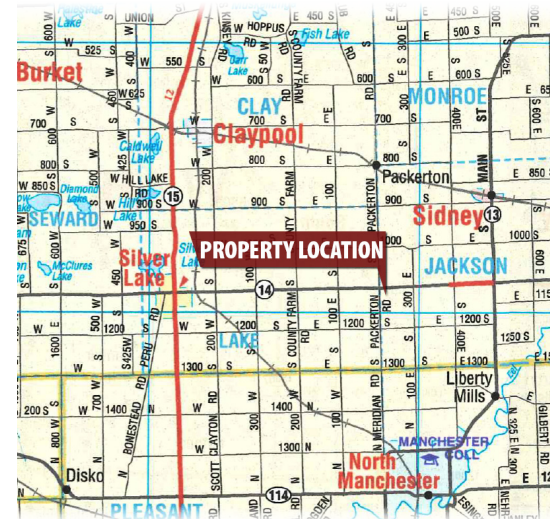
Bid on the Tract of your choice or bid on the entire 41.34± acres.

- Prime Hunting
- Abundant Wild Life
- Recreation
- Potential Building Sites
- South of Warsaw
- North of North Manchester
- East of Silver Lake

INSPECTION DATES: Saturday, April 23rd from 11AM to 1PM & Monday, April 25th from 4 to 6P • **OR CALL THE AUCTION MANAGER FOR PRIVATE INSPECTIONS**

PROPERTY DIRECTIONS:

4.5 miles east of Silver Lake on SR 14 or 2.75 miles west of SR 13 on SR 14 to Packerton Rd. turn south on Packerton Rd. property on left.



OWNER: Trent Doran

AUCTION MANAGER: Gary Bailey • 260.417.4838

800.451.2709

SchraderAuction.com

SCHRADER
Real Estate and Auction Company, Inc.

TERMS AND CONDITIONS:

PROCEDURE: Online Only.

BUYERS PREMIUM: There will be a 2.5% buyers premium added to the final high bid(s).

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 June 18, 2022.

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rate taxes to date of closing.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: Buyer and Seller to share survey cost 50/50 if necessary. If the entire property sells to one buyer there shall 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" basis, and no warranty or representation, resentation, express or implied or arising by operation of either express or implied, concerning the property is made law, including an warranty of merchantability or fitness for the Seller or the Auction Company. No guarantee as a particular purpose of the property, or any part thereof, to location of septic and well, or condition of septic and in no event shall Seller or the Auction Company be well is made by the Auction Company, it's agents or Sell- liable for any consequential damages. Conduct of ers. Each potential bidder is responsible for conducting auction and increments of bidding are at the direction his or her own independent inspections, investigations, and discretion of the auctioneer. The Seller and Auction inquires, and due diligence concerning the property. Company reserve the right to preclude any person from The information contained in this brochure is subject to bidding if there is any question as to the person's creden- verification by all parties relying on it. No liability for its tials, fitness, etc. All decisions of the auctioneer are final. accuracy, errors, or omissions is assumed by the Seller or ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.