

ABSOLUTE AUCTION

Owner: Verna G. Randall Estate "The Zebra Lady"

June 1, 2011 • 6:30 PM

On-Site: 604 E Center St • Warsaw, IN 46580

Wayne Township, Kosciusko County, IN

1.29^{+/-} Acres • 2 Tracts

1.16^{+/-} Acres Wooded (3 City Lots)

2,064 sq ft Home on .133^{+/-} Acre Lot

Open House:

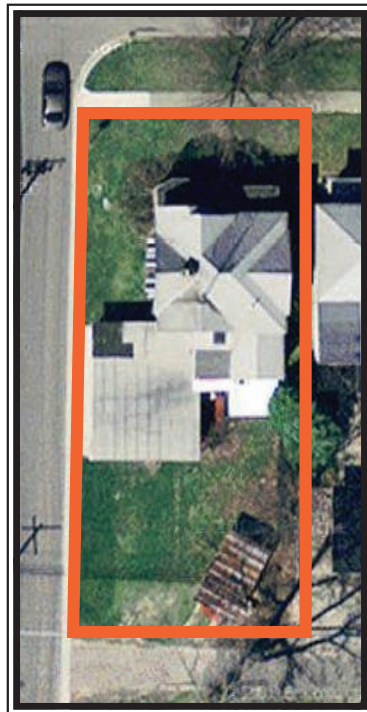
May 18, 2011

5:00 - 7:00 PM



Tract
1

***604 E Center St
Warsaw, IN***



Tract
2

***Godman St
Warsaw, IN***



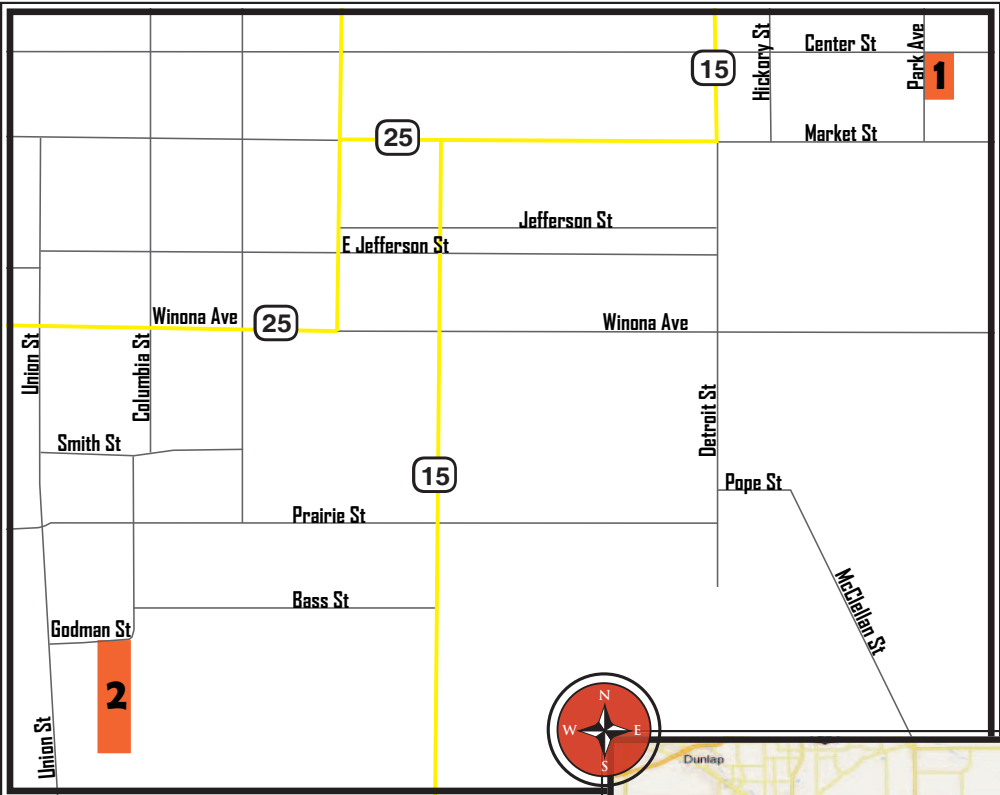
MARK METZGER
N. Manchester, IN
260.982.8064
markm@halderman.com

HALDERMAN
REAL ESTATE
SERVICES

HLS# MWM-10590

800.424.2324 | www.halderman.com

Property Information



LOCATION:

Tract 1: 604 E Center St, Warsaw, IN

Tract 2: Located on Godman St,
Warsaw, IN

ZONING:

Residential

TOPOGRAPHY:

Level to Gently Rolling

SCHOOL DISTRICT:

Warsaw Community Schools

ANNUAL TAXES:

\$1,296.96

Individual Tract Breakdown of Taxes can
be found in the Terms & Conditions



DESCRIPTION OF HOME:

- 2,064 sq ft
- Attached Garage with Carport

1st Floor:

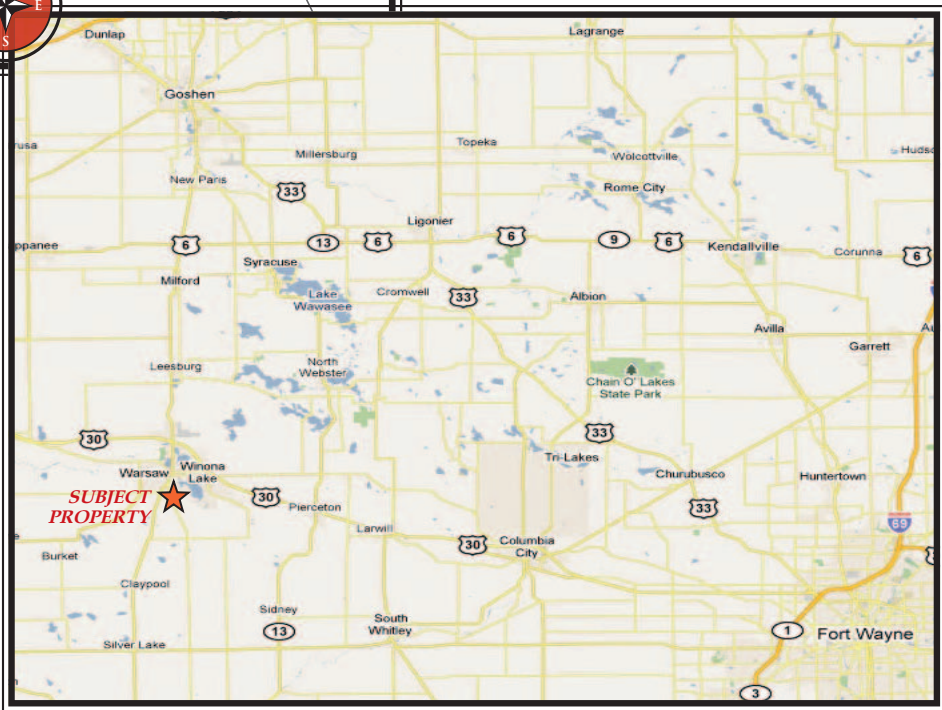
- Kitchen
- Living Room
- Parlor Room
- 1 Bedroom
- 1/2 Bathroom
- Back Porch

2nd Floor:

- 3 Bedrooms
- 1 Full Bathroom
- Small Kitchenette
off of North Bedroom

Unfinished Basement:

- 3 Separate Rooms



AUCTIONEER: MARK METZGER,
IN Auct. Lic. #AU01015313



TERMS & CONDITIONS

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer these properties at public auction on June 1, 2011. At 6:30 PM, 1.293 acres will be offered at Home Site; 604 E. Center St., Warsaw, IN. This property will be offered as one total unit, in tracts or in combination. Each bid shall constitute an offer to purchase, and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Mark Metzger 260-982-8064 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: The Seller reserves the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Seller and the Buyer(s). The Seller will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). If a survey is completed, the purchase prices for the surveyed tract(s) will be adjusted, up or down, to the exact surveyed acres. The price per acre will be the auction bid price for the tract, divided by the tract acreage estimated in the auction brochure. Combination purchases will receive a perimeter survey only.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check.

YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: The Seller reserves the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a Personal Representative's Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer(s). The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about July 15, 2011. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession will be at closing.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer(s).

REAL ESTATE TAXES: Real estate taxes for Tract 1 (2010 due and payable in 2011) were \$808.48. Real estate taxes for Tract 2 (2010 due and payable in 2011) were \$488.48. The Seller will pay the 2010 real estate taxes due 2011. The 2011 taxes, due in 2012 will be prorated until the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquires and due diligence concerning the property. Further, Seller disclaims any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Seller.

AGENCY: Halderman Real Estate Services, Mark Metzger Auctioneer and their representatives, are exclusive agents of the Seller.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Seller or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS 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 HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Seller and HRES 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 HRES and/or the auctioneer are final.