

Marshall County, Tippecanoe Township - Bourbon, IN

Bidding Opens: Friday, June 3 • 10am

Bidding Closes: Monday, June 6 • 6pm



**18<sup>±</sup>** acres  
Offered in 1 Tract



JUNE	Su	M	Tu	W	Th	F	Sa
				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		

**AUCTION MANAGER:** Gary Bailey • 260.417.4838  
#AC63001504, #AU09200000

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**Corporate Headquarters:**

950 N Liberty Dr, Columbia City, IN 46725

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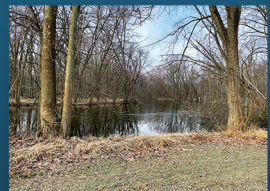
**Online Only Real Estate Auction**

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- 14.5<sup>±</sup> Wooded Acres on the Tippecanoe River
- River Front Ranch Home • Hunting • Fishing • Recreation • Ponds
- 10 Mi. West of Warsaw • 3 Mi. North of Mentone • 4 Mi. South of Etna Green



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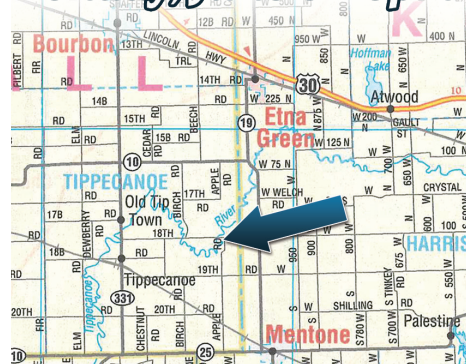
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18<sup>±</sup> acres, 3 bedroom river front, 1452<sup>±</sup> sq. ft. ranch home. One bath and plumbing for a second bath. Eat in kitchen with appliances. Living room and family room with kitchenette, new water heater and water softener. Enjoy the views and serenity from the back screened in porch on the Tippecanoe River. Two car attached garage and metal storage shed, two connected stocked ponds, 14.5<sup>±</sup> acres woods and prime hunting and fishing as the Tippecanoe River meanders the border throughout the property. Make this your home or a great private hunting and recreational retreat.



**PROPERTY LOCATION:** 18163 Apple Rd Bourbon, IN • 3 miles north of Mentone, 4 miles south of Etna Green on SR 19 to CR 100 S in Kosciusko County. Turn west 1 mile on south side of 18th Rd and the west side of Apple Rd in Marshall County. 10 Miles west of SR 15 in Warsaw on CR 100 S.



**INSPECTION DATE:**

Thur, May 5 • 4-6pm &  
Sun, May 8 • 10am-1pm, or  
call the Auction Manager  
for private inspections.

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**TERMS & CONDITIONS**

**PROCEDURE:** The property will be offered at online only auction. Minimum bidding increments will be predetermined.

**DOWN PAYMENT:** 10% down payment of the accepted bid on the day of auction. The down payment may be made in the form of 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.

**ACCEPTANCE OF BID PRICE:** The successful bidder will be required to enter into a Purchase Agreement 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 within 30 days of proof of marketable title, Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** The real estate taxes shall be pro-rate to the day of closing.

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

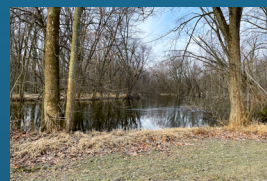
**SURVEY:** there will be no new survey

**EASEMENTS:** The sale of the property is subject to any & all easements of record.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained in this brochure & all related materials is subject to the Terms & 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, & 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 & well, or condition of septic & well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own



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**OWNERS:**  
Jerry & Polly Lower  
**AUCTION MANAGER:**  
Gary Bailey  
**PH:** 260.417.4838

