

## 2 Commercial Properties

#AU19700077  
#AC63001504

800-451-2709

# JOHN

STATED BIDS DUE  
NOVEMBER 24, 2014

						30
07	07	17	07	07	17	07

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**SchraderaAuction.com**

## 2 Commercial Properties

## PRIME COMMERCIAL LOCATIONS



ANDERSON, IN  
Madison  
County



SHERIDAN, IN  
Hamilton  
County



**SCHRADER**  
Real Estate and Auction Company, Inc.

# SEALED BID

# uolane

Sealed Bids Due: MONDAY, NOVEMBER 24, 12 NOON

SHERIDAN, IN  
Hamilton Co.



ANDERSON, IN  
Madison Co.



**SCHRADEL**  
Real Estate and Auction Company, Inc.

# SEALED BID AUCTION

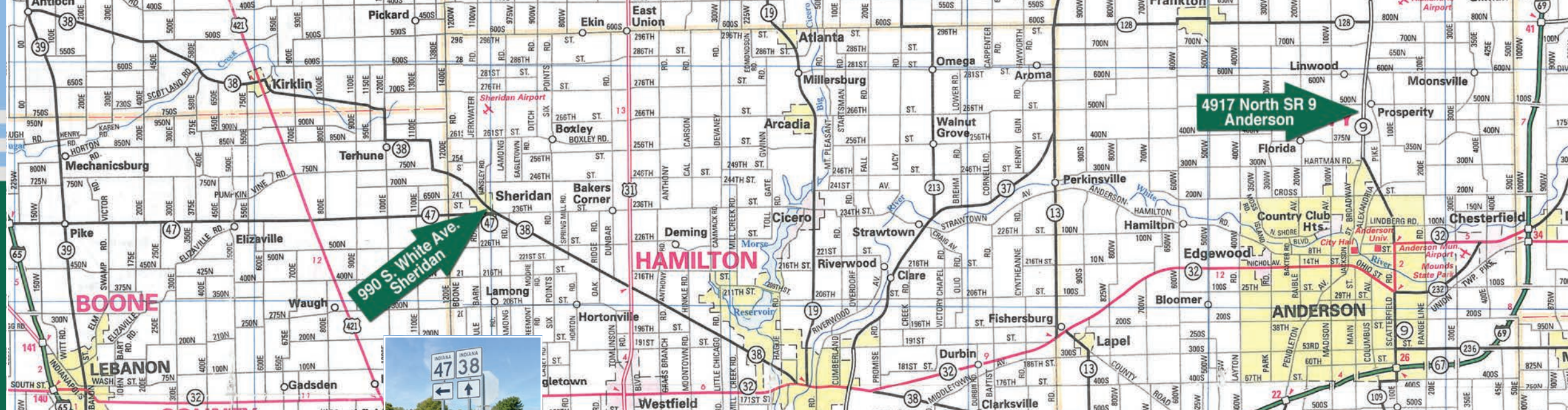
*Sealed Bids Due:* MONDAY, NOVEMBER 24, 12 NOON



# 2 Commercial Properties

## SEALED BID AUCTION

Sealed Bids Due: MONDAY,  
NOVEMBER 24, 12 NOON



### PROPERTY INSPECTION DATES

Wednesday, October 22 • 10am - 12noon  
Monday, November 17 • 10am - 12noon

### HAMILTON COUNTY

990 S. White Ave.,  
Sheridan, IN

## Commercial Property with a Prime Location

Zoned C2 • 10,240 sf Commercial Building  
1728 sf Storage Building • 1.5+/- acres

### PROPERTY LOCATION:

The Junction of SR38 & SR47 at  
the east edge of town.

5 miles to US 31 • 15 miles to I-65  
24 miles to Kokomo  
25 miles to Indianapolis

**OWNER: Mary A. Lawson**



### MADISON COUNTY

4917 North SR 9, Anderson, IN

## Commercial Property with a Prime Location and Development Potential

Zoned GC and R2 • 7500 sf Commercial Building  
330 ft. road frontage on SR9 north • 5.673± acres

### PROPERTY LOCATION:

West Side of SR9 at the north side  
of Anderson.

8 miles to I-69  
33 miles to Indianapolis

### OWNER:

**Reynolds Farm Equipment Inc.**



### PROPERTY INSPECTION DATES

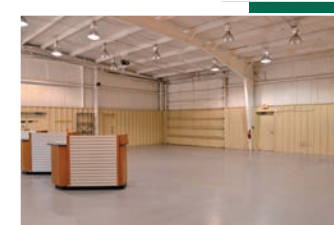
Wednesday, October 22 • 2pm - 4pm  
Monday, November 17 • 2pm - 4pm



SALE MANAGER: Bill Haworth - 317-445-4246

**SCHRADER**  
Real Estate and Auction Company, Inc.

**800-451-2709**  
[www.SchraderAuction.com](http://www.SchraderAuction.com)



### Sealed Bid Instructions and Terms & Conditions

Both properties shall sell separately by  
Sealed Bid Auction. If you wish to bid on  
both properties, you should order both  
bidder packets.

Property Information/Bidders Packets have  
been prepared which provides general  
instructions and contains basic property  
information and all forms necessary to  
submit a sealed bid, including legal de-  
scription, Offer to Purchase Real Estate By  
Sealed Bid Auction, title report, plats, and  
property details. Prospective bidders are

advised to review all information available  
from broker, seller and other sources prior  
to submitting a bid. Materials provided to  
bidders are for informational purposes only  
and may not be relied upon. It is highly  
recommended and encouraged that each  
bidder independently verify all informa-  
tion and perform his/her own physical

inspection of the property.

**TIE BIDS:** In the event of tie bids, the  
Owners reserve the right to request a "Best  
and Final Offer" to be submitted not later  
than 12 Noon, Wednesday, November 26,  
2014.

**CLOSING:** To be cash terms not later than  
Tuesday, December 30, 2014.

**TAXES:** To be prorated to the date of  
closing.

**POSSESSION:** On day of Closing.

**TITLE:** *Sheridan property:* Conveyed by  
Warranty Deed with Owner's Title Insur-  
ance. Conveyance of Title shall use the  
existing legal description as described in  
Exhibit A of the Preliminary Title Commit-

ment included in your Bidders Packet. *And-  
erson property:* Conveyed by Corporate  
Deed with Owner's Title Insurance. A pre-  
liminary Title Insurance policy is available  
in the Bidder's Packet.

**FINANCING:** Bidding is not conditional  
upon financing.

**CONDITION:** Broker, Seller, and their

respective officers, employees, and agents  
offer the property in a "as-is, where-is con-  
dition, with all faults."

All offers must be sealed and the name and  
address of the offering party must appear  
on the outside front of the envelope. Offers  
must be in writing on the enclosed Offer to

Purchase Real Estate by Sealed Bid Auction  
provided by the Auction Company in the  
Bidder's Packet and must be received by  
the Sale Manager: **Bill Haworth, 24192  
Lacy Rd, Cicero, IN 46034** (phone: 317-  
445-4246) by 12 noon (Indiana Time) on  
Monday, November 24, 2014.