

SEALED BID TERMS & CONDITIONS

SEALED BID MATERIALS: This Property Information/Bidders Packet has been prepared which provides general instructions and contains basic property information and all forms necessary to submit a sealed bid, including legal description, Real Estate Purchase Agreement, 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 information and perform his/her own physical inspection of the property.

TERMS AND CONDITIONS:

- **CLOSING:** To be on cash terms within 15 days of marketable title.
- **TAXES:** To be prorated to date of closing, if any.
- **POSSESSION:** At Closing.
- **SURVEY:** No new survey will be provided
- **TITLE:** Warranty Deed with Owner's Title Insurance. A preliminary Title Insurance policy is available in a Bidder's Packet.

CONDITION: Broker, Sellers, and their respective officers, employees, and agents offer the property in an "as-is, where-is condition, with all faults". The sale of the property is subject to any and all easements of record.

FINANCING: Bidding is not conditional upon financing.

DEED: Sellers shall provide a proper deed.

EVIDENCE OF TITLE: Sellers shall provide title insurance in the amount of the purchase price.

OFFER REQUIREMENTS: 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 Agreement to Purchase Real Estate and Addendum A provided by the Auction Company in the Bidder's Packet, and must be received by Schrader Real Estate and Auction Company, Inc. 7032 N 400 W, Leesburg, IN. 46538 on or before Friday July 6th at 4 PM. Bidder may deliver or use overnight delivery service.

ALL OFFERS MUST BE ACCOMPANIED by a Cashier's Check, personal or corporate check, in the amount equal to five percent (5%) of the bid price. Checks must be payable to "Schrader Real Estate and Auction Company, Inc. Escrow." The check will be deposited only if bid is accepted. Checks submitted with unacceptable bids will be returned within three (3) business days after the bids are rejected.

The top four qualified bidders or more may return for live competitive bidding on Wednesday July 8th at 6:00 PM. In the event that there are not at least 2 acceptable bids on the property, the Owner may accept the high bid, without live competitive bidding. **Qualified bidders will be notified by 8:00 PM on Monday July 6th 2015**

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. Tract acreage has been estimated based on aerial photographs. 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 the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY included in the bidder information packet and **AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**

SCHRADER
Real Estate and Auction Company, Inc.

950 N. Liberty Drive
Columbia City, IN 46725
260-244-7606 • 800-451-2709

AUCTION MANAGER: Gary Bailey
#AC63001504, #AU09200000

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JULY 2015						
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
20	21	22	23	24	25	26
27	28	29	30	31		

800-659-9759 • 260-417-4838

www.GaryBaileyAuctions.com

www.SchraderAuction.com



SEALED BID Real Estate Auction

Prime Commercial / Office • Downtown Warsaw, IN, Kosciusko County

Prime Commercial / Office

Kosciusko County, Wayne Township

Real Estate Auction

SEALED BID

*With Qualified Sealed Bidders
Returning for Live Competitive Bidding*



3924± sq. ft. of space
offices / retail — Near Banking,
Courthouse, Restaurants, Shopping

Downtown Warsaw, IN

SEALED BID DEADLINE:

Monday, July 6 • 4 PM

LIVE AUCTION:

Wednesday, July 8 • 6 PM

SCHRADER
Real Estate and Auction Company, Inc.

Prime Commercial / Office

Kosciusko County, Wayne Township

Real Estate Auction

**SEALED
BID**

With Qualified
Sealed Bidders
Returning for Live
Competitive Bidding

SEALED BID DEADLINE:

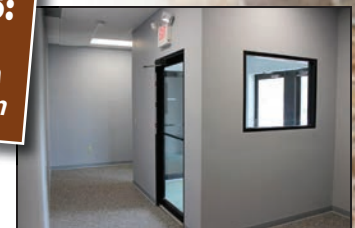
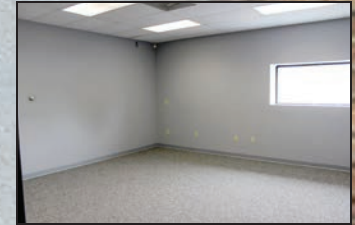
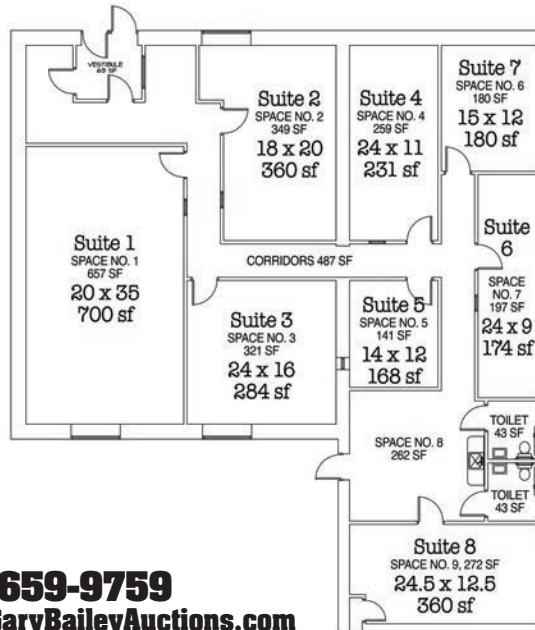
Monday, July 6 • 4 PM

LIVE AUCTION ON SITE:

Wednesday, July 8 • 6 PM



INSPECTION DATES:
Friday, June 5, 2-4:30 PM &
Monday, June 8, 10 AM-noon
or call for a private inspection



PROPERTY LOCATION: 215 S Lake Street, Warsaw, IN. From the intersection of SR 15 and SR 25 Downtown Warsaw turn west on SR 25, 1 Block to Lake Street then 1 Block north on right.

PROPERTY INFORMATION: Spacious 3,924± square foot, office / retail building located in the city of Warsaw. 8 Premium Suites ranging in size from 168 square feet to 700 square feet. Excellent for offices, retail and many other uses for this recently totally remodeled building. 46 space blacktop parking lot, this is a rare find in Downtown Warsaw. City Utilities.

PROPERTY ID# 004-043-255

To receive bidder packets call or email the sale manager at 1-800-659-9759 gary@garybaileyauctions.com
6% Buyers Premium will be added to final acceptable bid.
2% Broker Participation Incentive - call Sale Manager for terms.

SEALED BID DEADLINE: Due Monday, July 6 • 4 PM

OWNER: Family Four Properties LLC

Auction Manager:
Gary Bailey



SCHRADER
Real Estate and Auction Company, Inc.

800-659-9759

www.GaryBaileyAuctions.com