

TERMS AND CONDITIONS

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance action or as may be deemed necessary in Seller's sole discretion. If a **AGENCY:** Schradar Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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. Conduct of the auction and increments of bidding are at the discretion and discretion of the Auctioneer. The bidding if there is any question as to the persons' credentials, fitness, etc. All decisions of the Auctioneer are final.

PRECEDENCE OVER PRINTED MATERIAL ON ANY OTHER TAKE ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE

STATEMENTS MADE.

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SCHRADAR
Real Estate and Auction Company, Inc.

www.schraderauction.com

AUCTION MANAGERS:
Matt Wiseman 866-419-7223 • 219-689-4373 (Cell)
Jim Hayworth 888-808-8680 • 765-427-1913 (Cell)
Jimmy Hayworth
AC63001504, AU08700434

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JULY 2015						
SUN	MON	TUE	WED	THU	FRI	SAT
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	

ONLINE BIDDING
AVAILABLE

SCHRADAR
Real Estate and Auction Company, Inc.
JASPER COUNTY • WHEATFIELD, IN

- 3 INCOME PRODUCING DUPLEXES BUILT IN 2011
- 2 COMMERCIAL LOTS with STATE HWY. 10 FRONTAGE
- 16 MULTI-FAMILY/2 FAMILY RESIDENTIAL LOTS – (DUPLEX, FOUR-PLEX and SIX-PLEX)

MONDAY, JULY 13
5:00 PM Central

REAL
ESTATE

Auction
Offered in 21 Tracts
THREE DUPLEXES
2 COMMERCIAL LOTS
16 RESIDENTIAL LOTS

JASPER COUNTY
WHEATFIELD, IN
HELD AT THE
AMERICAN LEGION POST 406
WHEATFIELD, IN

SCHRADAR
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REAL
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Offered in 21 Tracts
THREE DUPLEXES
2 COMMERCIAL LOTS
16 RESIDENTIAL LOTS

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MONDAY, JULY 13
5:00 PM Central



MONDAY, JULY 13 at 5:00 PM Central

AUCTION SITE: American Legion Post 406 – 17768 N. 80 W., Wheatfield, IN 46392. From the intersection of St. Rd. 49 and St. Rd. 10 in Wheatfield, travel west ½ mile on St. Rd. 10 to CR 50 W. (Bierma St.), then turn south (left) onto CR 50 W. and travel ¼ mile to auction site on west side of road.

PROPERTY LOCATION: From the intersection of St. Rd. 49 and St. Rd. 10 in Wheatfield, travel west on St. Rd. 10 about .6 miles to property on the north side of St. Rd. 10. Or from the intersection of St. Rd. 49 and St. Rd. 10 travel west ½ mile on St. Rd. 10 to Bierma St. Turn north (right) onto Bierma St., travel approximately 250' to Westgate Dr. Turn west (left) onto Westgate Dr. and go a short distance to the property on your left and straight ahead.

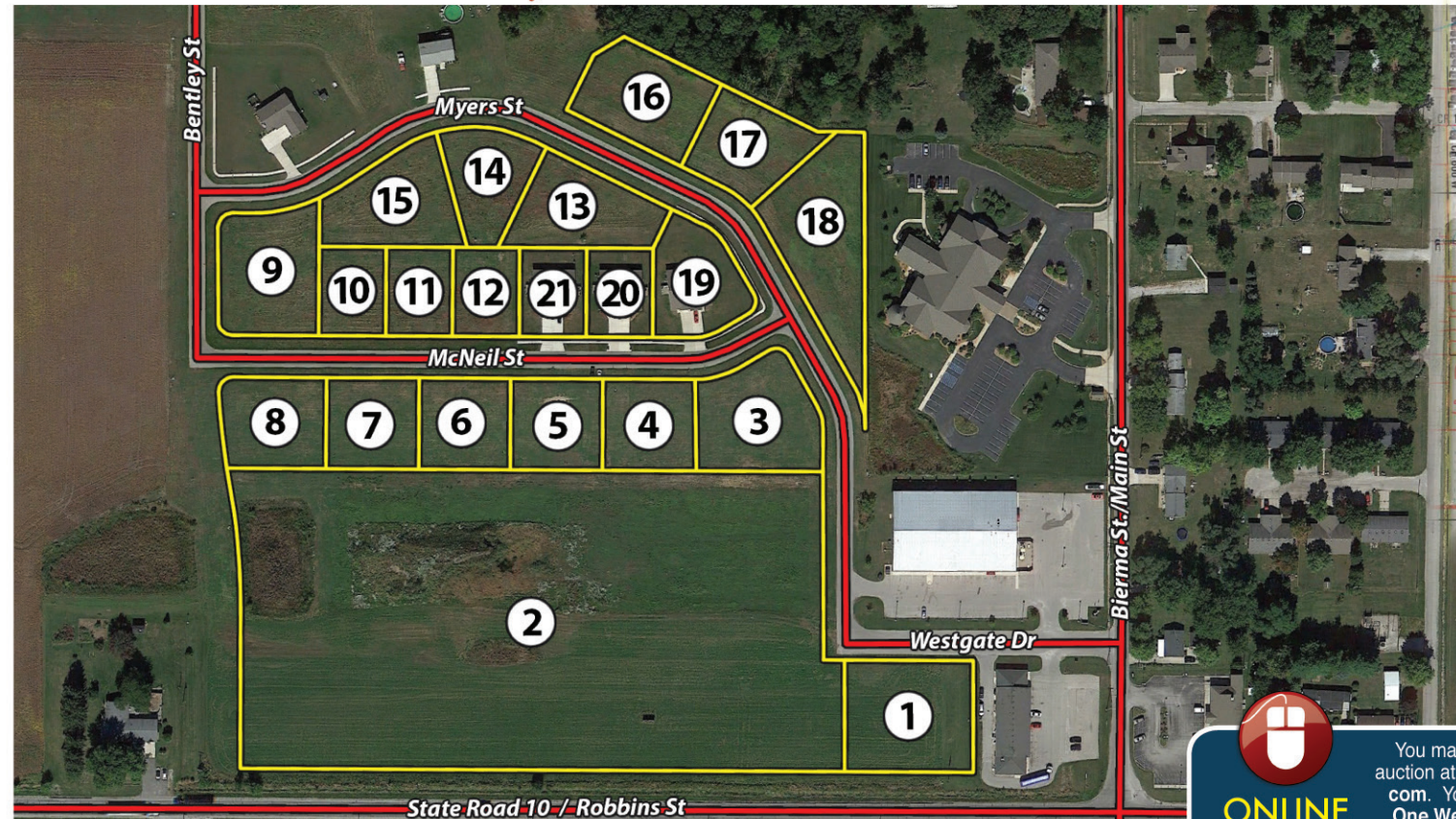
All lots are part of Westgate Phase Two a subdivision in the Town of Wheatfield, Jasper County, IN.

TRACT DESCRIPTIONS:

- TRACT 1:** .64± ACRES: Lot 67 Zoned - B2 Roadside Business. 181' x 158'. This lot has excellent State Road 10 visibility with 181' of St. Rd. 10 frontage and 181' on Westgate Dr. Taxes: \$1.20* & \$3.80 Processing fee*
- TRACT 2:** 8.23± ACRES: Lot 68 Zoned - B2 Roadside Business. This large commercial lot offers a great highway location with 857' fronting on St. Rd. 10 and 267' on Myers Street. Taxes: \$167.92*. Owner will remove pile of dirt from this Tract prior to closing.
- TRACT 3:** .55± ACRES: Lot 60 Zoned - R2** (4-plex max.). Corner lot on Myers and McNeil Streets. Taxes: \$20.26*
- TRACT 4:** .39± ACRES: Lot 61 Zoned - R2** (4-plex max.). 130' of frontage on McNeil St. with a lot depth of 130'. Taxes: \$16.66*
- TRACT 5:** .39± ACRES: Lot 62 Zoned - R2** (4-plex max.). 131' of frontage on McNeil St. with a lot depth of 130'. Taxes: \$16.68*
- TRACT 6:** .39± ACRES: Lot 63 Zoned - R2** (4-plex max.). 131' of frontage on McNeil St. with a lot depth of 130'. Taxes: \$16.66*
- TRACT 7:** .39± ACRES: Lot 64 Zoned - R2** (4-plex max.). 131' of frontage on McNeil St. with a lot depth of 130'. Taxes: \$16.68*
- TRACT 8:** .44± ACRES: Lot 65 Zoned - R2** (4-plex max.). Corner lot on McNeil and Bentley Streets (Bentley Street not installed in this location). Taxes: \$17.86*

OWNER: Myers and Sons Construction Co. and Donald E. Myers

2% Buyer's Premium



- TRACT 9:** .58± ACRES: Lot 53 Zoned - R2** (Duplex max.). Corner lot on McNeil and Bentley Streets. Taxes: \$19.04*
- TRACT 10:** .27± ACRES: Lot 54 Zoned - R2** (Duplex max.). 95' of frontage on McNeil St. with a depth of 127'. Taxes: \$11.92*
- TRACT 11:** .27± ACRES: Lot 55 Zoned - R2** (Duplex max.). 95' of frontage on McNeil St. with a depth of 127'. Taxes: \$11.90*
- TRACT 12:** .27± ACRES: Lot 56 Zoned - R2** (Duplex max.). 95' of frontage on McNeil St. with a lot depth of 127'. Taxes: \$11.92*
- TRACT 13:** .50± ACRES: Lot 50 Zoned - R2** (Duplex max.). Irregular shaped lot with 198' of frontage on Myers St. Taxes: \$23.82*
- TRACT 14:** .39± ACRES: Lot 51 Zoned - R2** (Duplex max.). Irregular shaped lot with 163' of frontage on Myers St. Taxes: \$13.10*
- TRACT 15:** .53± ACRES: Lot 52 Zoned - R2** (Duplex max.). Irregular shaped lot with 190' of frontage on Myers St. Taxes: \$22.64*
- TRACT 16:** .53± ACRES: Lot 47 Zoned - R2** (6-plex max.). Slightly irregular shaped lot with 181' of frontage on Myers St. Taxes: \$22.62*
- TRACT 17:** .44± ACRES: Lot 48 Zoned - R2** (4-plex max.). Slightly irregular shaped lot with 115' of frontage on Myers St. Taxes: \$17.88*
- TRACT 18:** .77± ACRES: Lot 49 Zoned - R2** (4-plex max.). Irregular shaped lot with 357' of frontage on Myers St. Taxes: \$28.58*

- TRACT 19:** .43± ACRES: Lot 59 Zoned - R2**. Duplex built in 2011. 1 unit is a 3 bedroom, 2 bath with a 1 car attached garage and is rented for \$900/mo. 1 unit is a 2 bedroom, 2 bath with a 1 car attached garage and is rented for \$800/mo. 160 – 162 W. McNeil St., Wheatfield, IN. Taxes: \$1,895.84*
- TRACT 20:** .27± ACRES: Lot 58 Zoned - R2**. Duplex built in 2011. 1 unit is a 3 bedroom, 2 bath with a 1 car attached garage and is rented for \$900/mo. 1 unit is a 2 bedroom, 2 bath with a 1 car attached garage and is expected to be rented for \$800/mo. 172 – 174 W. McNeil St., Wheatfield, IN. Taxes: \$1,761.28*
- TRACT 21:** .27± ACRES: Lot 57 Zoned - R2**. Duplex built in 2011. 1 unit is a 3 bedroom, 2 bath with a 1 car attached garage and is rented for \$900/mo. 1 unit is a 2 bedroom, 2 bath with a 1 car attached garage and rents for \$800/mo. 184 – 186 W. McNeil St. Wheatfield, IN. Taxes: \$1,761.28*
- * Real Estate Taxes – 2014 payable 2015*
- ** R2 Zoning is Multi-Family/2 Family Residential District.*

UTILITIES: Infrastructure for vacant sites is stubbed at each lot. NipSCO gas and electric. Sewer is stubbed at each lot. Wheatfield has an effluent waste system. New owner is responsible for initial install of septic tank and line, thereafter the Town of Wheatfield is responsible from the tank to the sewage plant. Town pumps septic tanks. Water is from wells so new owner responsible for wells.

Contact auction managers for additional information regarding the duplexes, property and auction method.

AUCTION MANAGERS:
Matt Wiseman 866-419-7223, Office • 219-689-4373, Cell
Jim Hayworth 888-808-8680, Office • 765-427-1913, Cell
Jimmy Hayworth


ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Kevin Jordan at Schrader Auction Co. - 800-451-2709.


SCHRADER
Real Estate and Auction Company, Inc.
800.451.2709
www.schraderauction.com

Inspection Dates:
Monday, June 22
4 – 6 P.M. Central
Saturday, June 27
10 A.M. – 12 Noon
Meet a Schrader representative on Tract 2 at Westgate Drive & Myers St.