

Auction Terms & 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.

CLOSING: Closing shall take place 15 days after proof of merchantable title.

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 24th 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 27th 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 Friday July 24th 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, inquires, 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
			8	9	10	11
5	6	7	14	15	16	17
12	13	14	21	22	23	24
19	20	21	28	29	30	31
26	27	28				

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www.GaryBaileyAuctions.com

www.SchraderAuction.com



SEALED BID Real Estate Auction

2 Duplexes offered in 2 Lots
Porter County, Hebron, IN

Porter Co., Hebron, IN

SEALED BID Real Estate Auction

64 Nichols Street A & B and
2 Maxwell Street A & B

2 Duplexes • Offered in 2 Lots

GREAT INVESTMENT
Near Banking • Restaurants • Shopping

All four units 1256 sq. ft. each
2 baths, 2 bedrooms, and one car attached garage

SEALED BID DEADLINE:

Friday, July 24 • at 4:00 PM

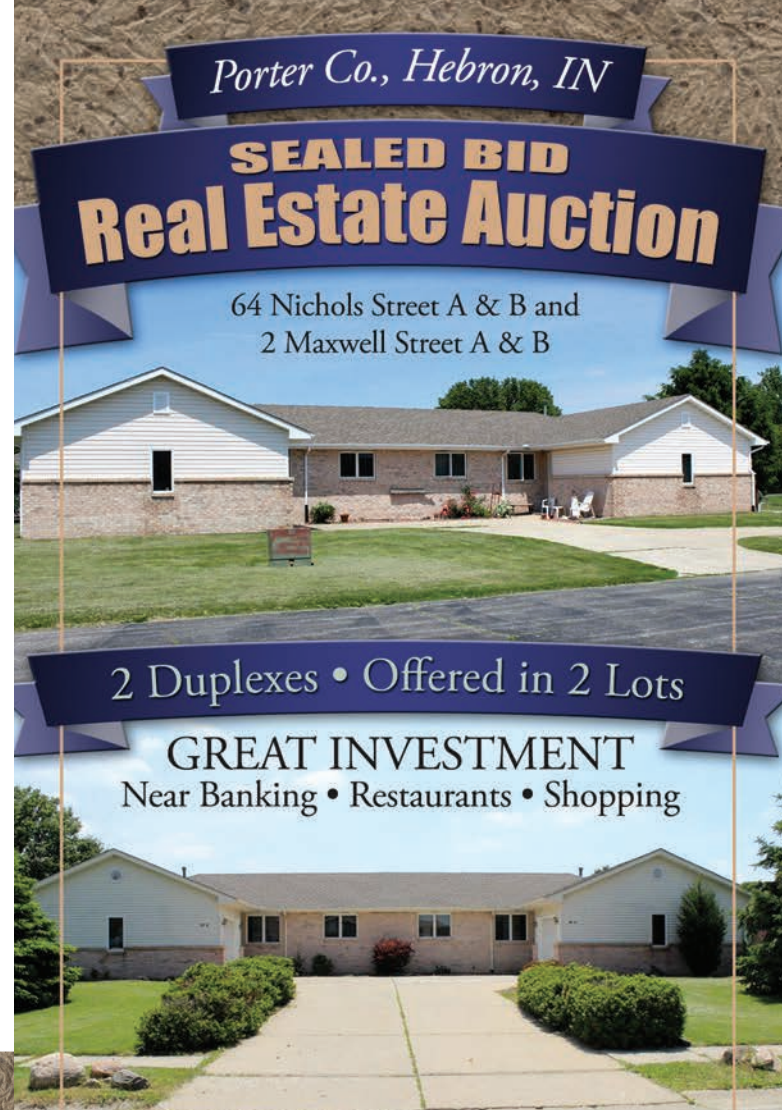
with Qualified Sealed Bidders Returning for Live Competitive Bidding

LIVE AUCTION:

Monday, July 27 • at 6:00 PM

held at 64 Nichols Street, Hebron, IN

SCHRADER
Real Estate and Auction Company, Inc.



SEALED BID Real Estate Auction

SEALED BID DEADLINE:
Friday, July 24 • 4 PM

with Qualified Sealed Bidders Returning for Live Competitive Bidding

LIVE AUCTION:
Monday, July 27 • 6 PM

held at 64 Nichols Street, Hebron, IN

PORTER CO.
HEBRON, IN
*near Banking,
Restaurants, and
Shopping*

2 Duplexes

Offered in 2 Lots
Buy one or both!

**GREAT
INVESTMENT**

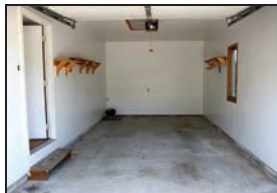


PROPERTIES

Hebron, IN

Inspection Dates:

Sun., June 28
2-4 PM &
Thurs., July 2,
Noon-2 PM
*or call for a private
inspection*



PROPERTY LOCATION:

64 Nichols Street and 2 Maxwell Street, Hebron, IN. From I-65 south of Crown Point turn southeast on US 231, 8 miles to SR 2 in Hebron, turn north ½ mile to Nichols Street, turn east to the intersection of Nichols & Maxwell Streets — Or 13 miles southwest of Valparaiso on SR 2 to Nichols Street.

PROPERTY INFORMATION:

Located in the town of Hebron. 4 Premium Units each 1256 square feet. Well maintained and updated, 2 Bedroom, 2 bathroom units with oak eat in-kitchens, open concept, utility rooms, forced air heat and central air, on large lots with concrete drives and each with a one car attached garage. City utilities. The duplexes are built back to back on adjoining lots and are easily maintained with easy access to SR 2, just minutes to I-65, Crown Point, Merrillville and Valparaiso.

PROPERTY ID'S # 64-14-11-152-007.000-002, 64 NICHOLS STREET AND 64-14-11-152-008.000-002, 2 MAXWELL STREET.

OWNER: HEBRON DEVELOPERS LLC

Auction Manager:
Gary Bailey, 800-659-9759

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Real Estate and Auction Company, Inc.

800-659-9759 • www.GaryBaileyAuctions.com

**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.
Sealed Bid Deadline: Due Friday, July 24, 4 PM

Sealed Bid Terms and 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.