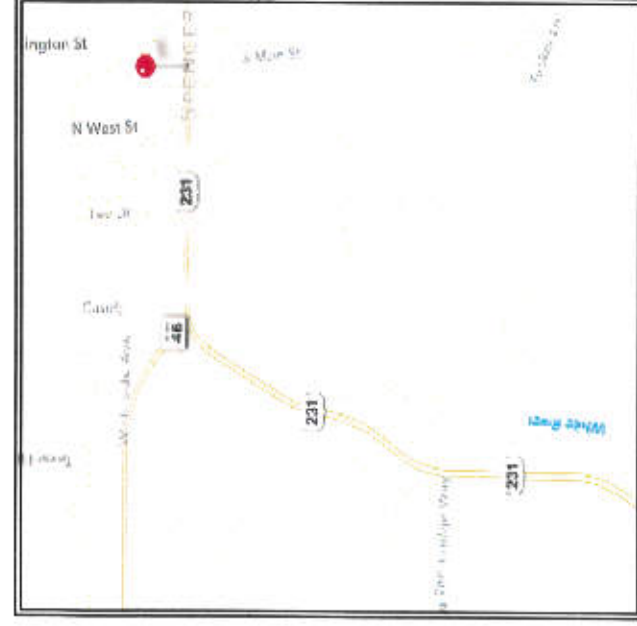




Property Location:

From the intersection of Highway 67(231) and State Road 46, head south on 67(231) for less than a mile. Turn west onto Thornridge Way. See plat map for location of the 23 lots that will be auctioned.

Stop by an Open House to pick up a Bidder Packet containing information about the auction and available lots, or call Katrina Mullis (317-210-1101) or John Stewart (317-496-4033) for additional information.

Open House Dates:

Sunday September 13, 2015:
1:00-3:00 P.M..

Sunday, September 27 2015:
1:00-3:00 P.M.

For More Information call:

Katrina Mullis
Realtor, F C Tucker - 317-210-1101
John Stewart , Sales Manager
Tucker Schrader Auction Company
317-496-4033
Brad Horrall, Auctioneer 812-890-8255

The real estate owned by Mr. & Mrs. Pete Withem is being sold at public auction. The oral auction will be conducted at the Chambers Restaurant, 72 W. Market Street, Spencer, IN 47460 at 11:00 a.m. on Friday, October 23, 2015. 6 lots will be sold absolute. The remaining 17 lots will sell subject to the owners right to acceptance. There will be open bidding on each property and any combination of properties.

Tucker -Schrader Auction Co.

9201 N. Meridian St., Indianapolis, IN, 46260

Office: 317-566-2399

E-Mail: jstewart@talktotucker.com

AU10100013



**Real Estate
Auction
October 23, 2015
11:00 a.m.
Chambers Restaurant**

**23 Lots
Thornridge Subdivision**



- Lots 29,30,31,50,51,52 Sold Absolute
- Finest Subdivision in Spencer, IN
- City Water and City Sewer
- Close to Downtown Spencer
- Owners: Mr. & Mrs. Pete Withem

For More Information call:

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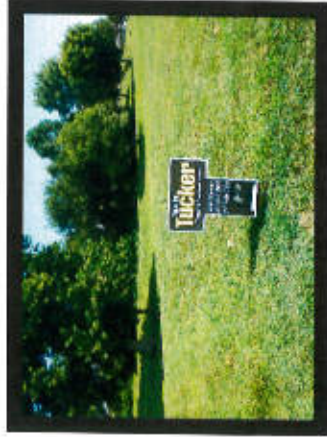
Real Estate Auction—23 Lots in Thornridge Subdivision, Spencer, IN

Outstanding opportunity to own a lot in lovely Thornridge where you can build your dream home. Thornridge is located just minutes from downtown Spencer, IN and 25 minutes from Bloomington. Centrally located, the commute to Terre Haute or Indianapolis is roughly an hour.

Open House Dates:

Sunday, September 13, 2015,
1:00-3:00 p.m.

Sunday, September 27, 2015,
1:00-3:00 p.m.



Terms and Conditions

Procedure: The auction will be conducted where by the high bidder will have the privilege of choosing one or more of the auction lots offered at his or her high bid amount. Once the selection is made, another round of bidding will take place using the same high bidders choice procedure.

Acceptance of Bid Prices: The successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. As long as the minimum reserve price is met the property will be sold. Six (6) lots will be sold absolute.

Buyer's Premium: A three percent (3%) Buyer's Premium will be added to the successful bid(s) to determine the Contract Purchase Price.

Down Payment: Ten percent (10%) down

payment on the day of auction with the balance in cash at closing. The down payment shall be made in the form of cash, cashier's check, personal check, or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

Closing: The balance of the purchase price is due at closing, which shall take place 30 days after the date of the auction or as soon thereafter as applicable closing documents are completed. Costs for an administered closing shall be shared 50:50 between Buyer and Seller.

Evidence of Title: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

Possession: Possession shall be the day of closing.

Real Estate Taxes: Taxes shall be prorated to the day of closing.

Agency: Tucker/Schrader Auction Company 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" 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. Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Listing Agent(s) 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 AT THE AUCTION**

PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE