

TERMS AND CONDITIONS

PROCEDURE: Tracts 1 and 2 will be offered in individual tracts, or as a total unit. There will be open bidding on all tracts. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with balance in cash at closing. The down payment may be 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.**

APPROVAL OF BID PRICES: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers acceptance or rejection.

DEED: Seller shall provide a Warranty Deed.

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

CLOSING: Closing shall take place 30 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: The 2016 taxes, due in 2017, shall be pro-rated to day of closing.

ACREAGE: All acreage is approximate and has been estimated based on current legal descriptions and/or aerial photos.

SURVEY: The Seller shall not provide a new survey unless required to insure title. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of any new survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

EASEMENTS: The sale of the property is subject to any and all easements of record.

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. **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.** 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 appropriate. Except for any express warranties set forth in the sale documents, purchase(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, 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 questions as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**



SCHRADER
Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive,
Columbia City, IN 46725
260-244-7606 or 1-800-451-2709

SALE MANAGERS:

Jim Hayworth

888-808-8680 • 765-427-1913 (Cell)

Jimmy Hayworth

AC63001504, AU08700434

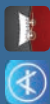


MAY 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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ONLINE BIDDING
AVAILABLE



SCHRADER
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Cass County • Logansport, IN



Saturday, May 14
11:00 am (eastern)

- Great Location
- City Utilities
- LB1 and I-2 Zoning
- Frontage on Old US 24

Cass County • Logansport, IN



Saturday, May 14 • 11:00 am (est)

AUCTION LOCATION ON SITE

PROPERTY LOCATION: west side of Logansport, IN. Market Street is old US 24.

1130 W. Market Street and 1135 W. Market Street.

TRACT DESCRIPTIONS:

TRACT #1: This tract has 2 city lots with a 1557 sq. ft. office. The office has a customer area, back office, 1 separate office, 1 restroom and storage room. This office has natural gas furnace, air and wheelchair ramp. This tract has frontage on W. Market St., Miami St. and Linden Ave. Also, this tract has entrances off of W. Market St., Linden Ave. and Miami St.

TRACT #2: This property address is 1135 W. Market St. It has (4) LB1 lots up front and (9) I-2 lots on the west end of this property. This tract has (2) access entrances off of W. Market St. This tract has a small retention pond area and frontage on W. Market St. and Linden Ave.

TRACT 1



INSPECTION DATES:
SATURDAY, APRIL 23 • 9-11 AM (EST)
WEDNESDAY, APRIL 27 • 3-5 PM (EST)

Real Estate Taxes (2014, pay 2015)

Tract #1: \$1,248.30 • **Tract #2:** \$2,446.50/6 mo.

OWNER: STEVE & CHRISTINE TAYLOR

SALE MANAGERS: JIM HAYWORTH

888-808-8680 (office) or 765-427-19113 (cell)

Jimmy Hayworth

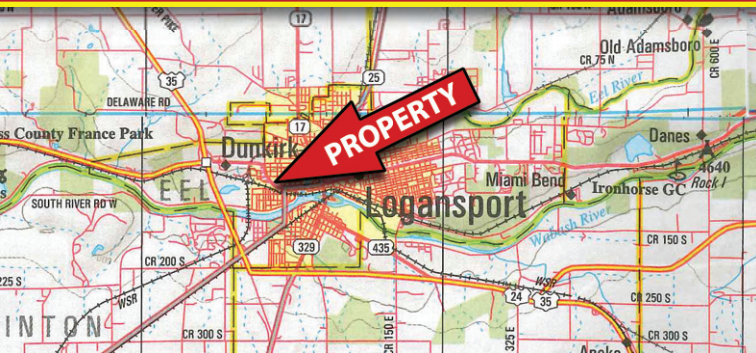


**ONLINE BIDDING
AVAILABLE**

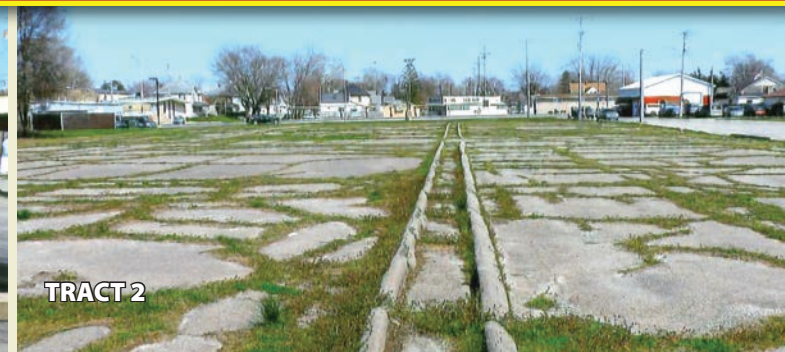
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.

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TRACT 1



TRACT 2