

TERMS AND CONDITIONS

PROCEDURE: Tracts 1 -3 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: The successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. The bid price is subject to the Sellers acceptance or rejection. Purchase agreements will be signed by the registered bidder only.

DEED: Sellers will provide a Trustees' deed.

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

CLOSING: Closing shall take place within 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Taxes shall be pro-rated to the day of closing

SURVEY: There shall be no survey as tracts have existing legal descriptions.

EASEMENTS: The sale of the property is subject to any and all easements of record. There is a contractual agreement that shall be passed on to the new buyer or buyers of tracts with road signs.

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.

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.

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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, its agents or Sellers. 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 a 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.

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

e-mail: auctions@schraderauction.com

Auction Managers: Gary Bailey & Gary Boggs

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SEPTEMBER 2016

Sun	Mon	Tue	Wed	Thu	Fri	Sat
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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	

800-659-9759 • 800-451-2709
www.schraderauction.com

2.25±
acres

Pierceton, IN
PRIME COMMERCIAL & RESIDENTIAL TRACTS



PIERCETON, IN PRIME COMMERCIAL & RESIDENTIAL TRACTS

Great Visibility on US 30

REAL ESTATE
offered in 3 Tracts

AUCTION

Monday, September 12 • 6pm

2.25±
acres



ONLINE BIDDING AVAILABLE



SCHRADER
Real Estate and Auction Company, Inc.



REAL ESTATE offered in 3 Tracts AUCTION

Monday, September 12 • 6pm

PROPERTY LOCATION: From US 30 in Pierceton turn south on SR 13 to Wayne St., turn east 3 blocks. Tract 1 at end of Wayne St. Tracts 2 and 3 adjoin Tract 1 north of Wayne St. with frontage on Grant St.

AUCTION LOCATION: At the pole building on Tract 1.

TRACT INFORMATION:

TRACT # 1: 1± Acre with a 50'x 42' Morton Pole Building. Excellent visibility from US 30. This tract is zoned commercial. A great location for your business or an investment property. This tract has an income producing road sign on the northeast corner.



TRACT # 2: ½± Acre residential tract with frontage on Grant St. and at the corner of Tulip St. Potential building site with city sewer and water.

TRACT # 3: ¾± Acre. Another great potential residential building site, or combine this tract with Tract 2 for approximately 1 ¼ acres. With sewer and water at the corner of Tulip and Grant Sts. This tract also has an income producing road sign. A rare find in Pierceton.

OWNERS: JACK AND MARY PHILLIPS

Auction Managers:
Gary Bailey
& Gary Boggs



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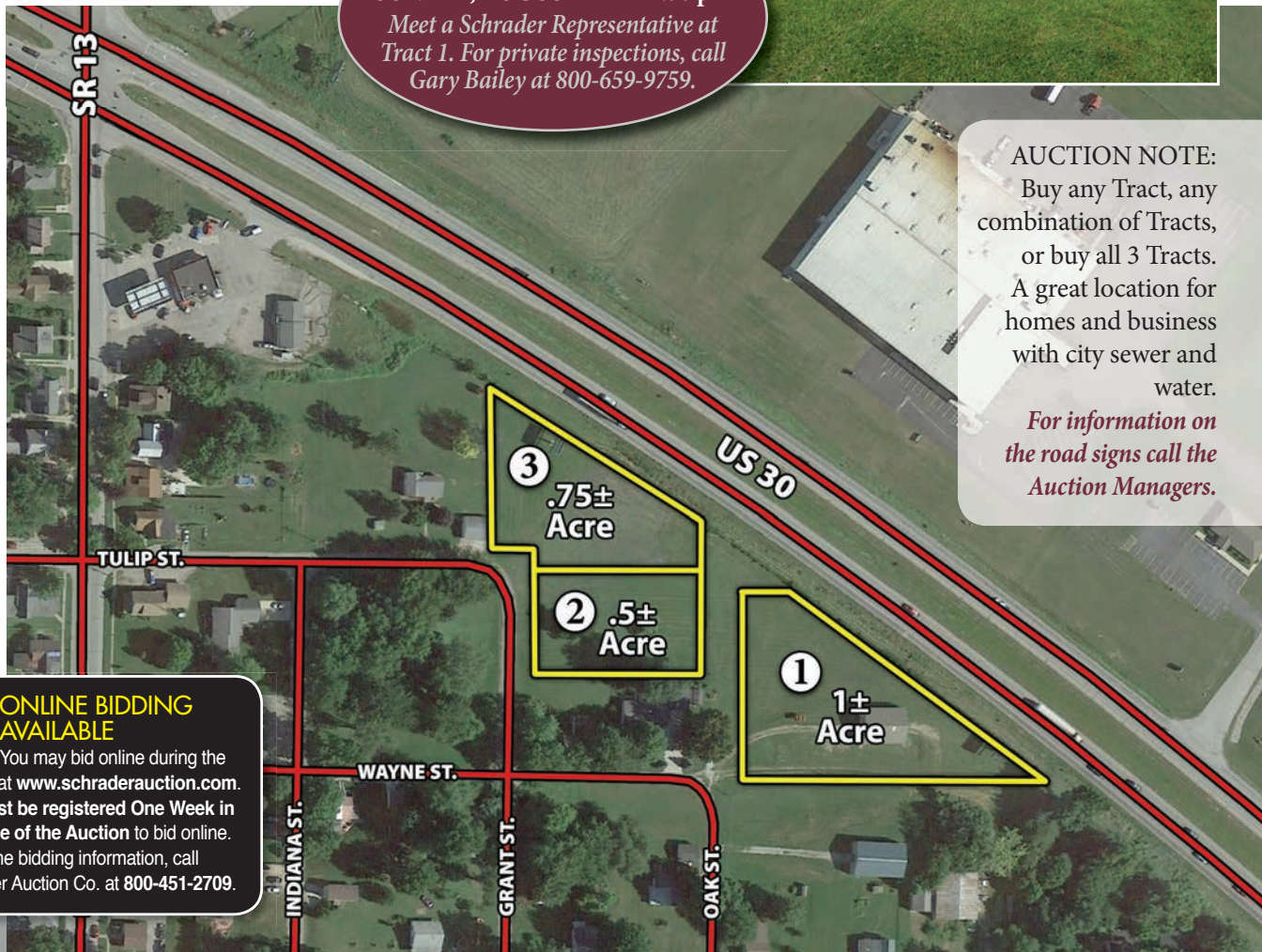


**2.25±
acres**

Property Inspection:

SUNDAY, AUGUST 21 • 1-2:30 pm

Meet a Schrader Representative at Tract 1. For private inspections, call Gary Bailey at 800-659-9759.



AUCTION NOTE:

Buy any Tract, any combination of Tracts, or buy all 3 Tracts. A great location for homes and business with city sewer and water.

For information on the road signs call the Auction Managers.



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. at 800-451-2709.