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Real Estate Auction Terms & Conditions

PROCEDURE: The property will be offered at public oral auction.

DOWN PAYMENT: 10% of Bid Price down payment on the day of auction with the balance in cash at closing. The down payment may 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.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction.

The final bid is subject to the approval of the Seller.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing, which will take place within 30 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession day of closing, immediately following the closing.

REAL ESTATE TAXES: Real Estate Taxes will be pro-rated to the day of closing.

SURVEY: A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller.

AGENCY: Schrader Real Estate & Auction Co. of Fort Wayne, LLC., 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 "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. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The 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 discretion of the Auctioneer. The Seller and Selling Agents 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.



COMMERCIAL REAL ESTATE & Foreign Auto Mechanics Tools and Equipment

Washington Blvd., Fort Wayne

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC
7009 N. River Road
Fort Wayne, IN 46815

AUCTION MANAGER: Jerry Ehle
260-749-0445 • 866-340-0445
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APRIL 2017						
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						

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www.SchraderFortWayne.com

Washington Blvd., Fort Wayne

COMMERCIAL REAL ESTATE



and
Foreign Auto
Mechanics
Tools and
Equipment



AUCTION TUESDAY, APRIL 18

Real Estate at **2:00 PM**
Tools & Equipment at **4:00 PM**





2604 E. Washington Blvd., Fort Wayne, Ind. 46803

AUCTION

TUESDAY, APRIL 18

COMMERCIAL REAL ESTATE AT 2:00 PM

PREVIEW:
Call Office to Preview the
Real Estate.
Equipment & Personal
Property Preview on
day of sale from 9am till
sale time!



Real Estate:

5266 SQ. FT. AUTOMOTIVE SHOP

with 3 bathrooms and 16' x 60' mezzanine. There are (2) overhead doors, 10' x 14' & 10' x 10'. The mezzanine area has a full bath, 10' x 16' office-breakroom, 16' x 35' parts crib. There is a 10' x 15' office, 10' x 15' lobby-reception area and a large parts department. The main building was built in 1974 and the addition in 1989. The rear part of the building has a new roof as well as new metal ceiling. There is also a small compressor shed attached to the front of the building. The lot has (2) enclosed bull pens, asphalt parking area, and has a revenue producing billboard. Additional 1.5± acre adjoining parcel available. Call Office for details!

**SELLER: FORT WAYNE FOREIGN CAR,
MR. KEITH PASSWATER**

AUCTION MANAGER: Jerry Ehle

SCHRADER
REAL ESTATE & AUCTION
260-410-1996
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Shop Equip. • Car Lifts • Vintage Signs • Tools • Snap On • Mac

TOOLS & EQUIPMENT AT 4:00 PM



1987 Suzuki Samurai 4WD, manual, 53k original mi., new battery, runs good • Yerf Dog ATV, 2WD • Honda XR 100R dirt bike • Arctic Cat 5000 snowmobile • 2 seat go cart w/ 6.5 B&S engine & roll cage • Towmotor propane powered forklift

SHOP EQUIPMENT:

(2) Mohawk SYS II 6,000 lb. double post lifts • (2) Rotary double post lifts • Kellogg American 5HP 2 Stage 60 gal. air compressor, new in 2016 • Snap On Counsoler II diagnostic machine • Snap On MT 3750 AVR battery tester w/ BC 4200 charger • Sun VAT 40 battery tester • Ammcro brake lathe w/ brake shoe radius bender • Lincoln Weld Pak 155 wire welder • 30T H press • 2 T engine hoist • torch set w/ tanks & regulators • mini torch set • parts washer • Coats 10-10 tire machine • tire bubble balancer • Lincoln stick welder • several work benches • welding bench • many vises • large qty. parts bins & hardware cabinets • dozens metal shelving units • Snap On 4 dr. toolbox • Kennedy & Craftsman rolling tool boxes • assorted tool boxes • portable air tank • assrt. air hoses •

safety gas cans • 200,000 btu propane heater • floor jack • trans. stand • eng. stand • AC recovery system • banding cart & tools for poly banding • elec. power washer • metal cut off saw • frill press

TOOLS & SPECIALTY FOREIGN AUTO SERVICE TOOLS:

large selection of Snap On specialty tools • Mac fuel injection test kit • torque wrench • torque sockets • screw extractors • spark plug thread repair kits • dial indicators • Snap On leak detector • Snap On Super Deluxe Scanner • Mac leak detector • Volvo timing tool • Snap On vacuum tester • video scope • Snap On fuel injection diagnostic tool • British Leyland dealer training tapes • numerous service manuals, mostly foreign cars • ¾" socket set • Kwik Lathe on car brake lathe • Matco ball joint service set • 2 pair of car skates • chain binders • 36" pipe wrench • many Craftsman sockets & wrenches • assorted hand tools • micrometer set in wood case

SHOP SUPPLIES:

cases of motor oils, fluids & lubricants • cases of Slick 50 ad-

ditives • NIB foreign auto parts • wiper blades

VINTAGE SIGNS & COLLECTIBLES:

Fiat lighted sign • Bosch Auto Parts Specialist 36" metal sign • Lighted Walker muffler sign • plastic Jaguar XJS sign • (2) 8' Ft. Wayne Foreign Cars sign inserts • (2) MG Volvo Triumph 22x48 sign inserts • (2) Fiat & Honda 22x48 sign inserts • many car manuals, Volvo, Triumph, Mercedes, MG, Austin, Spitfire, & many more • Bosch metal spark plug sign • early Black & Decker metal tool cabinet base • GE bulb displays • Jaguar series 3 plastic sign • (4) alum. square "car show" signs • metal ASA sign

OFFICE FURNITURE • EQUIPMENT & MISC.:

(2) 4-dr fire proof file cabinets • assrt. desks, chairs, lobby chairs • microwave oven • coffee machine • refrigerator • Edon Pure heater • wall mount first aid kit • 2-dr metal utility cabinet • step ladders • walk behind brush cutter • snow blowers • trash pump • (2) sections rolling conveyor • large commercial phase converter

