

MONDAY, APRIL 23 - 1:00 PM



AUCTION

- COMPLETE RESTAURANT & LOUNGE
- ALL FURNISHINGS AND EQUIPMENT



CROOKED LAKE, ANGOLA, IN

SUNSET BAR & GRILL

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709 N. River Road
Fort Wayne, IN 46815
Auction Manager: Jerry Ehle
#AC63001504 #AU19300123
749-0445 • 866-340-0445



- COMPLETE RESTAURANT & LOUNGE
- ALL FURNISHINGS & EQUIPMENT

Crooked Lake, Angola, IN



SUNSET BAR & GRILL

CROOKED LAKE, ANGOLA, IN



COMPLETE RESTAURANT & LOUNGE

- ALL FURNISHINGS AND EQUIPMENT

- Over 5,000 Sq. Ft. Building on 1.32 Acres / 16' Deeded Lake Access to Crooked Lake
- Real Estate Offered in 2 Tracts or Combination



AUCTION

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SUNSET BAR & GRILL

CROOKED LAKE, ANGOLA, IN

AUCTION

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Auction held on site

2340 W. Orland Road – Crooked Lake, Angola, Indiana

DIRECTIONS: From I-69 and Lake James exit, take County Road 200 W. north ½ mile to W. Orland Road. Turn west on W. Orland Road and follow to property.

TRACT 1:

BUSINESS FEATURES:

- Over 5000 Square Foot Building with Lake Views
- Seating for 250 – Booths & Tables
- (2) 20' Bars with additional Stand Up Bars
- Retailer - Beer•Wine•Liquor 3-Way License
- Large Full Kitchen - Completely Equipped
- (2) Walk-in Coolers
- Fireplace / Lounge area
- Dance Floor with Complete Lighting
- Family Dining Area
- Approved for Outside Dining
- Abundance of Parking
- Water & Sewer
- Gas Forced Air / Central Air



TRACT 2:

A 16' Deeded Access down to Crooked Lake. This access is off of W. Orland Road. There is a boat pier for 3 boats. This Access can be purchased separately or combine with The Restaurant for Lake customers.



SELLER: TONY AND DEB RODRIGUEZ

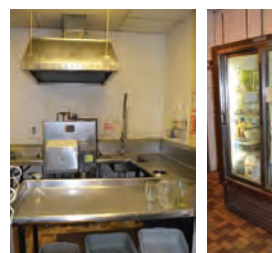
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EQUIPMENT AND FIXTURES SELLING WITH THE BUSINESS (TRACT 1):

- Dance Floor Lighting • Tables - Lg Round, Square 4 Top, Round Cocktail, Small Square, Banquet 8 foot, Banquet 6 foot • Bar Stools • Assorted Beer Signs • Banquet Chairs Black • Wooden Chairs • Cushioned Chairs • POS System • Telephone System 2 Line • Portable 2-line Phone • 3 Ice Wells • 4 Pop Guns • 3-Bay Sink • 3-Keg True Cooler • 3-Bay True Beer Cooler • Antique Back Bar • Much Glass ware • Hamilton Blender • Bar Trays • Waitress Station • Silverware Holder • 1-Roll Salad Bar • Soup Warmer Kettle • 2 Salad Bar Barrels • 2 Hostess Signs • 4-Bay Food Warmer • 50 Salt & Pepper Sets • 25 Condiment Caddies • Jelly Caddies • Linens • Burgundy Napkins • Silverware for 150 • Silver Steak Knives, 100 • Round Glass Plates • 5 Chafing Dishes & Stands • Salad Plates, 75 • Coffee Cups, 50 • Brown Coffee Cups, 40 • Salad Bowls, 150 • Round Plates, 50 • Med. Round Plates, 30 • Oval Plates, 60 • Lg. Oval Plates, 25 • Soup Cups, 60 • Soup Bowls, 15 • Monkey Dishes, 50 • 15 Gold Chargers • 150 Water Glasses • 12 Salad Dressing Susans • Seafood Casserole, 12 • Manitowac 600 Ice Machine • Toastmaster 4-slice • 4-Slice Toaster • 2-Drawer Bun Warmer, 2 • Hot Syrup Dispenser • 2 Side Coffee Urn • Juice Glass Small • Lg. Juice Glasses • Water Glasses • Coca Cola Glasses • 45 Coffee Thermos • 7 Oval Trays • 4 Tray Jacks • 2 Lg. Walk-In Coolers • 2-door Slide Display Cooler • Kenmore 4cu Refrig. • Lincoln Impeger Oven • Charbroiler • 2 Fryers • South Bend -6B20 • 2 Metal Roll Carts • Delfield Condiment Cooler • Dbl. Heat Unit & Pick-up • Pager System with 6 Pagers • 2 Microwaves • Stainless Prep Table • Stand up Freezer • Stainless Work Line • Low Temp Dishwasher • 3-Bay Kit Sink with Counter • Large Hobart Mixer • Dish Spray Unit • 3 Dish Racks • 25 Glass Racks • 25 Cups Racks • 10 Asst Trash Cans • Hood System • Sprinkler System • Lots of Asst Pans • Asst Utensils • 6 Steel Shelving Units • Portable Grill for 4-Burn • Chest Freezer 21cu • Stand Up Freezer • Misc Janitorial Supplies • Salad Bar • Bar Top • 3-Bay Sink for Bar • Pop Gun & Ice Well • Assorted Mirrors • TVs • CD Player • Speakers • Furnaces • Water Softener • Lighting • Water Heater



Preview:
Meet a Schrader
Representative on location on
MONDAY, MARCH 26, 12PM -3PM
or call for private showing...
866-340-0445

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at oral auction. The property will be offered in two tracts and may be purchased separately or in combination. Bids may compete.

BUYER'S PREMIUM: 3% Buyers Premium will be charged to the Buyer(s) at the auction and added to the respective bids to determine the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of 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. Seller reserves the right to reject any and all bids.

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 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on 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 com-

pleted only if necessary to receive title commitment. The seller and successful bidder shall each pay half (50:50) of the cost of the survey, if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

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.