

Terms & Conditions

PROCEDURE: There will be open bidding on the entire property in increments determined by the auctioneer.

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 minimum opening bid is \$749,900.00. The property will be offered in multiple parcels and the seller reserves the right to accept or reject the high bids.

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

EARNEST MONEY: \$10,000 check payable to The Tucker Schrader Auction Company will be required the day of the auction in order to bid. This check will be returned if you are NOT the successful bidder.

DOWN PAYMENT: The successful bidder shall deliver a \$100,000.00 personal check or the equivalent as down payment upon execution of an Offer to Purchase. The \$10,000 earnest money check will be applied to the down payment with an additional \$90,000 personal check or equivalent to be collected from the successful bidder upon execution of the Offer to Purchase.

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 insured 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 of the property shall be given at the time of closing, subject to any remaining rights of the current tenant(s).

REAL ESTATE TAXES: The taxes due and payable in the year in which closing occurs shall be paid by Owner and all taxes due and payable thereafter shall be paid by Buyer.

SURVEY: If a new survey is determined to be necessary, a boundary survey, which is a survey where the corner markers of the Property are set, shall be furnished. Cost of the survey will be split equally between buyer(s) and Owner. The survey shall (1) be available for review by all bidders prior to the time of the auction and certified as of a current date, and (2) show the location of all improvements and easements, and (3) show the flood zone designation of the Property.

AGENCY: Tucker/Schrader Auction Company LP 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, WHERE 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 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.

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.



Tucker-Schrader Auction Co., L.P.
9201 N. Meridian St., Indianapolis, IN 46260

Office: 317-566-2399 • Fax: 317-566-2398
E-Mail: jstewart@talktotucker.com
AC39300017 • AU01005815

Agent: Pat Brown, Realtor, 317-590-0562
Auction Manager: John Stewart, 317-566-2399
Auctioneer: Rex D. Schrader, 800-451-2709

JUNE 2012							
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	

www.schraderauction.com
317.566.2399



2500 W. 42nd St., Indianapolis, IN
Marion County

Auction

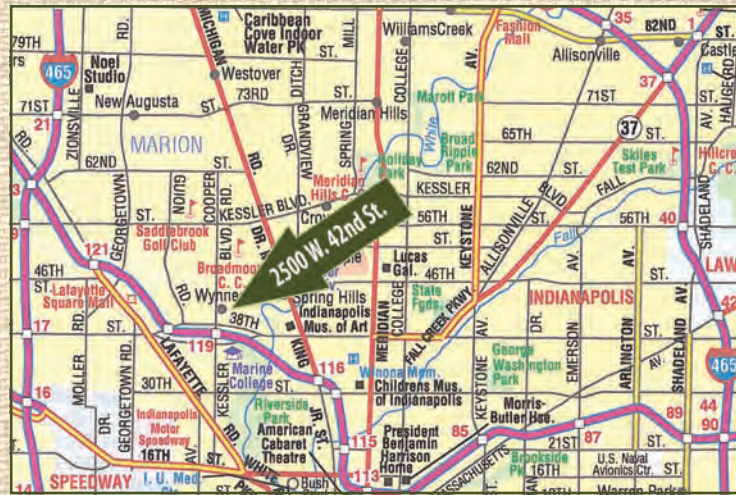


Friday, June 15 • 11 AM

A rare opportunity to own a 1939 Dutch Colonial home plus guest house, horse barn and 144 ft. pole barn, all on over 11.5 acres.



Call: John Stewart For More Information
317.566.2399



Auction

FRIDAY, JUNE 15 • 11 AM
2500 W. 42nd St., Indianapolis, IN
 Marion County

INSPECTION DATES: SATURDAY, MAY 12 • 11 AM - 2 PM, SUNDAY, MAY 20 • 2-5 PM & SUNDAY, JUNE 3 • 2-5 PM

DESCRIPTION: A rare opportunity to own a 1939 Dutch Colonial home plus guest house, horse barn and 144 ft pole barn, all on over 11.5 acres. A winding driveway leads you up to this hidden treasure just 10 minutes from downtown Indianapolis. The main house features spacious living and dining rooms, updated kitchen with Amish made cabinetry and quartz counter tops, breakfast room, beautifully paneled den with stainless steel wet bar, and lovely sun room. An open stairway plus back stairway lead to 4 bedrooms, each with its own bath. The 1600 sq. ft. guest house offers

3 bedrooms, 1 & 1/2 baths, living and dining rooms and a 2 car attached garage. There is even a fine collection of labeled nut trees on part of the rear acreage.



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