

TERMS AND CONDITIONS

BUYERS PREMIUM: A buyer's premium of 10% will be added to the final bid price to determine the contract purchase price.

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer, and bidding will be on a lump sum basis. Bidding will remain open until the close of the auction.

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.**

DEED: Seller will provide A Warranty Deed.

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

CLOSING: Closing shall take place 15 days after proof of merchantable title.

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rated to day of closing.

SURVEY: There shall be no new survey as the property has an existing legal description.

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 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. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, 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 an 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.

Absolute Real Estate Auction

Sells Regardless of Price

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NOVEMBER 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	

RC-561

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South of Silver Lake • Northwest of Wabash • Wabash County, IN

Absolute Real Estate Auction

Commercial Building in Downtown Roann • Former Antique Mall



**Prime Location
Multi-use Property
Office/Retail
Investment Property**



SCHRADER
Real Estate and Auction Company, Inc.

Wednesday, November 14 • 10am

Sells Regardless of Price

Absolute Real Estate Auction

Commercial Building in Downtown Roann • Former Antique Mall

Wednesday, November 14 • 10am

PROPERTY & AUCTION LOCATION: 165 N. Chippewa St., Roann, Indiana. From the Intersection of SR 15 and SR 16, south of Silver Lake, turn West on SR 16 to Chippewa St., then South to property.

PLEASE NOTE: The owner will be selling inventory until 10/31. If there is inventory remaining, it will be offered at auction immediately following the real estate auction. Call or email for details.



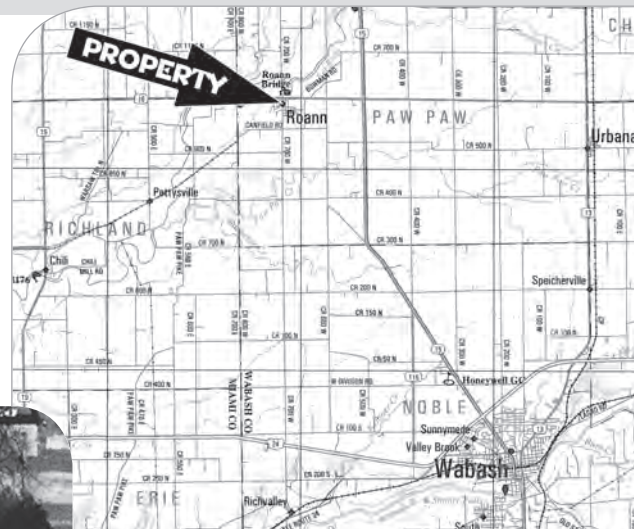
Sells Regardless of Price.

Great Location in Roann with unique storefront and living quarters

This building offers at total of 5632± sf and has been remodeled and used as an antique mall with storage in the living quarters of the building. The mall offers approximately 3696 sf of space with dividers for consignors and a public restroom. The living quarters includes 5 rooms, a full bath and an outdoor courtyard. This building could be easily converted to office space. The building has gas forced air heat, and city water and sewer. Don't miss an opportunity to own this property. Parcel ID 85-09-01-101-027.000-011

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OWNER: Ronna Rodocker



INSPECTION DATES

**Monday, October 15, 9-11AM and
Wednesday, October 17, 9-11AM or
for private inspections, call the auction managers.**



Living Quarters



AUCTION MANAGERS:

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