

# REAL ESTATE TERMS & 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, bidding will be on a lump sum basis. Bidding will remain open until the close of the auction. The seller reserves the right to accept or reject any bids.

**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 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.

950 N. Liberty Dr., Columbia City, IN 46725

Auction Managers: Gannon Troutner &  
Gary Bailey 800-659-9759 • 574-354-7822

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	



**SCHRADER Corporate Offices**  
P.O. Box 508, 950 North Liberty Drive  
Columbia City, IN 46725  
800-451-2709 • 260-244-7606  
www.schraderauction.com

AC63001504  
AU09200000

**800.659.9759**

www.GaryBaileyAuctions.com

Commercial Real Estate & Personal Property  
**AUCTION** Barker Heating  
Piercetown, IN • Kosciusko Co.  
Everything Sells **Absolute** Regardless of Price!

Commercial Real Estate & Personal Property

**ABSOLUTE AUCTION**

Barker Heating  
Piercetown, IN • Kosciusko Co.

Everything Sells Regardless of Price!



Prime Location • Multi-use Property • Office & Storage  
Also Selling Tools, Plumbing Supplies, Heating & Cooling Supplies

**SCHRADER**  
Real Estate and Auction Company, Inc.

**Thursday, November 15 • 10AM**

# Commercial Real Estate & Personal Property

# ABSOLUTE AUCTION

Barker Heating  
Pierceton, IN • Kosciusko Co.

Everything Sells Regardless of Price!

Prime Location • Multi-use Property • Office & Storage  
Also Selling Tools, Plumbing Supplies, Heating & Cooling Supplies

**SCHRADER**  
Real Estate and Auction Company, Inc.

## Thursday, November 15 • 10AM

**PROPERTY LOCATION:** at 108 E. Market St. in Pierceton, south of US 30 on SR 13, cross the RR Tracts and turn east ½ block on south side.

**AUCTION LOCATION:** On site.

**REAL ESTATE INFORMATION:** Great Location in Pierceton. Office, retail space, shop area and storage room. Two restrooms, storefront parking, overhead door access from the rear alley. Don't miss this opportunity to own this property. **Parcel ID:** 010-106-080.

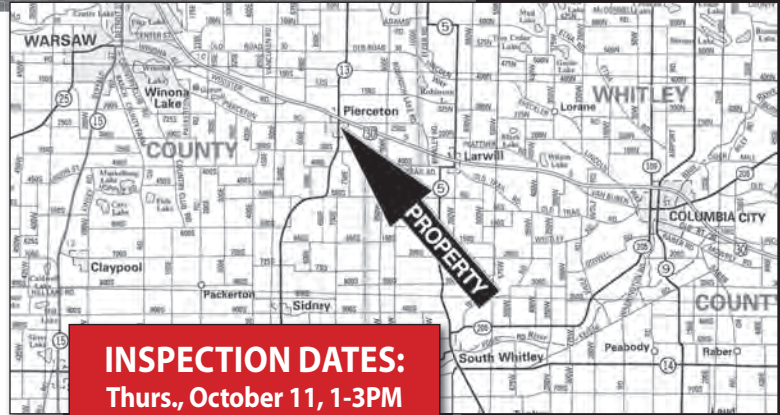
**A buyer's premium of 10% will be added to the final bid price to determine the contract purchase price of the real estate.**

### PERSONAL PROPERTY INFORMATION:

The personal property will be sold in various Lots or by the room or by the shelf full. There is not a list of all the personal property. Lots will include:

Power tools, hand tools, pipe threader, plumbing and heating specialty tools, copper tubing, stove pipe, duct pipe, registers, light bulbs, thermostats, switches, various wire rolls or pieces of wire, metal brakes, shelving and many, many other small items and trade related items. Photos of many items can be seen on our website at [www.garybaileyauctions.com](http://www.garybaileyauctions.com).

A 10% Buyers premium will be added to the bid price on personal property items. **All personal property items must be removed on auction day.** Cash, check or credit card.



### INSPECTION DATES:

Thurs., October 11, 1-3PM

Wed., October 17, 12:30-2PM

For Private Inspections,  
Call the Sale Managers.



**OWNER:** Barker Heating / Harold Barker  
**AUCTION MANAGERS:** Gannon Troutner  
574-354-7822, [gannon@garybaileyauctions.com](mailto:gannon@garybaileyauctions.com)  
& Gary Bailey 800-659-9759, [gary@garybaileyauctions.com](mailto:gary@garybaileyauctions.com)  
[www.GaryBaileyAuctions.com](http://www.GaryBaileyAuctions.com)

**SCHRADER**  
Real Estate and Auction Company, Inc. [www.SchraderAuction.com](http://www.SchraderAuction.com)

