



Real Estate and Auction Company, Inc.
 P.O. Box 508, 950 N. Liberty Dr.
 Columbia City, IN 46725
260-244-7606
800-451-2709

#AC63001504, #AU01005815, #AU19900133
 Auction Manager:
 Dennis Bennett, AARE, CES, MPPA
 260-433-2159 • 260-657-5936



JANUARY 2013

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	31		



SchradlerAuction.com

dm - 592

Real Estate
and Personal Property

AUCTION

Saturday, January 26 • 10:00AM

REAL ESTATE SELLS AT 12:00 NOON • AUCTION HELD INDOORS

- 7200 Sq. Ft. Commercial Building on 2 Acres
- Woodworking Tools, Hand Tools, Display Kitchen, Cabinets, Office Furniture, Equipment & Supplies, Appliances, Misc.

Churubusco, IN



EMPERIAL DESIGNS CORP.
CUSTOM WOODWORKING

*4582 E. Anderson Road
Churubusco, IN*

INSPECTION:
Sat, January 12
1:00-6:00 PM



Real Estate
and Personal Property

Saturday, January 26 • 10:00AM
REAL ESTATE SELLS AT 12:00 NOON • AUCTION HELD INDOORS

4582 East Anderson Rd., Churubusco, IN

- 7200 Sq. Ft. Commercial Building on 2 Acres
- Woodworking Tools, Hand Tools, Hardware
- Display Kitchen and Cabinets
- Office Furniture, Equipment and Supplies
- Appliances, Lumber, Miscellaneous



EMPERIAL DESIGNS CORP.
CUSTOM WOODWORKING



Personal Property and All Equipment Offered ABSOLUTE
Real Estate Offered WITH RESERVE



AUCTION

Saturday, January 26 • 10:00 AM

7200 SQ. FT. COMMERCIAL BUILDING

Open House and Property Inspections:
SATURDAY, JANUARY 12, 1:00-6:00 PM

REAL ESTATE - 12:00 NOON

AUCTION LOCATION:

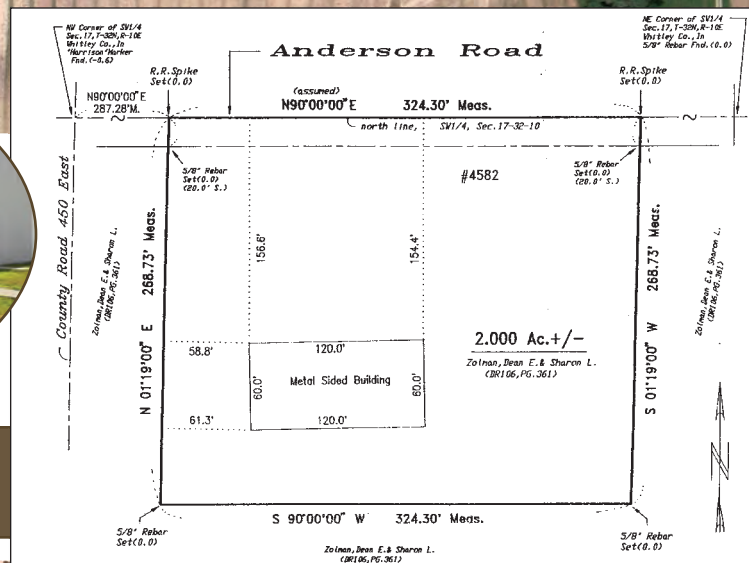
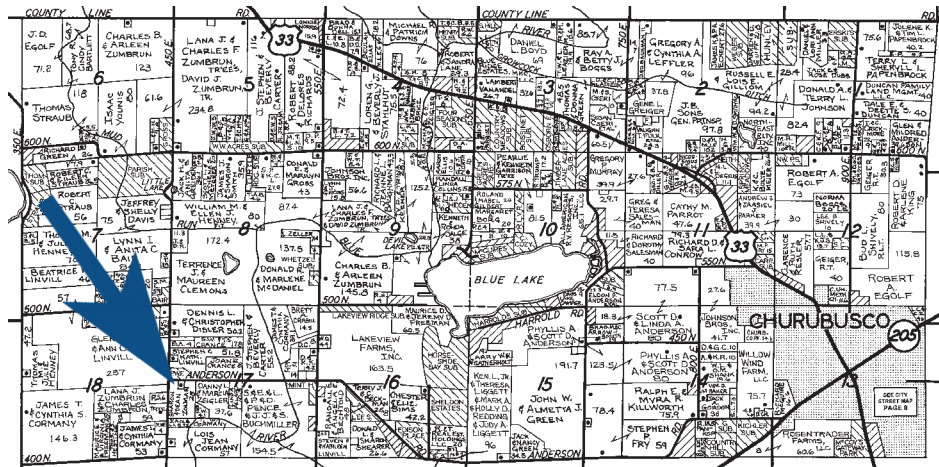
4582 East Anderson Road, Churubusco, IN 46723.
Auction to be held indoors.

7200 sq. ft. commercial building zoned "GC" General Commercial. Building dimensions are 60'x120' with 12' eve height. Dry wall interior, 2 half baths, office, break room, OSHA approved spray booth. This building is well insulated and is heated by hanging LP gas heaters. The building is serviced by a 4" well and a commercial septic system.

This building sits on 2 acres with a 60' wide stone drive adequate for semi traffic. The property has 324.3' of frontage on Anderson Road and is 268.73' deep.



SELLER: BYRON ZOLMAN



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SCHRADER 800-451-2709
Real Estate and Auction Company, Inc. SchraderAuction.com

PERSONAL PROPERTY - 10 AM

- AME drum sander
- Delta dowel machine
- Jet shaper, 2 hp
- Jet shaper, 1.5 hp
- Powermatic jointer
- Accour planer, 15"
- Jet crown molder
- Shop Fox Oslat sander
- Shop Fox drill press
- Shop Fox band saw
- Craftman radial arm saw
- Dewalt miter box saw
- (2) Jet side sanders
- Kellog air compressor
- Hvp2 2 gal. spray gun
- (4) nail guns
- (2) Delta table saws
- Shop Fox fly sander
- Dove tail jig
- Raised panel arch set
- Solid surface glue gun
- Random shaper router bits
- Dewalt lam. cutter
- Bosch joint router
- Powermatic 13-hole drill
- Random clamps
- (3) Powermatic feeders
- 3-phase 25 hp converter
- Dust collector & hoses
- Indoor dust collector
- Shop vac
- Powermatic clamping table
- Ritter 375 v. framing table
- Powermatic spindle shaper
- Floor fan
- Kitchen
- Barrels
- Kart air compressor
- Hardwood
- Plywood
- Hardware, 400 or more pieces
- Glass
- Vanity
- China cabinet
- Vanity
- Desk
- Lockers
- Cabinets
- Small fireproof safe
- Outdoor sign
- Countertops
- Wide belts
- Steel cabinet
- Wood bins
- Steel bins
- Doors
- Laminates
- Spray racks
- Benches
- Marble tops
- Light fixtures & drawer guides



REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at public oral auction.
DOWN PAYMENT: \$5000 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: All successful bidders will be required to enter into purchase agreements 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 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 prorated 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 and Auction Company, 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.

PERSONAL PROPERTY TERMS
Cash, Good Check, Visa, or MasterCard w/Photo ID. All items sold "AS IS". Not responsible for accidents.

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