

REAL ESTATE AUCTION

PRIME NORTHEAST INDIANA PROPERTIES
 4 Lakefront Building Sites
 Lake James
 Sowles Bay - Angola, IN
 Ft. Wayne, IN - Allen County
 23± Acres Zoned Commercial
Coldwater Villages

23± Acres Zoned Commercial
Coldwater Villages
 Commercial Property - Ft. Wayne, IN • Allen County
 Undeveloped Commercial Land at Coldwater Rd. & Wallen Ave.
 Prime Location near the I-69 Corridor
 One of the Fastest Growing Areas in Ft. Wayne

REAL ESTATE AUCTION

PRIME NORTHEAST INDIANA PROPERTIES
 in 2 Locations
 • Investors & Developers

23± Acres Zoned Commercial
Coldwater Villages
 Commercial Property - Ft. Wayne, IN
 Allen County

SCHRADER
 Real Estate and Auction Company, Inc.
 800-659-9759
 Schraderauction.com

Sealed Bid
Monday, July 15 • 12 Noon
 Top 3 Qualified Bidders Return for Live Auctions - Tuesday, July 23



800-659-9759
 www.garybaileyauctions.com

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

JULY 2013						
SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4	5
		7	8	9	10	11
		13	14	15	16	17
		19	20	21	22	23
		25	26	27	28	29
		30	31			

15 - Sealed Bid Deadline
 23 - Qualified Live Auction

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



Sowles Bay VILLAS

Lake James
 Sowles Bay - Angola, IN
 Steuben County

4 Lakefront Building Sites

Coldwater Villages

23± Acres Zoned Commercial

Commercial Property - Ft. Wayne, IN • Allen County
 Undeveloped Commercial Land at Coldwater Rd. & Wallen Ave.
 Prime Location near the I-69 Corridor
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SCHRADER 800-659-9759
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Sealed Bid Deadline

Monday, July 15 • 12 Noon

Top 3 Qualified Bidders on any Lot(s) Return for Live Auctions - Tuesday, July 23

Sealed Bid REAL ESTATE AUCTION

PRIME N.E. INDIANA PROPERTIES
 in 2 Locations

- Investors & Developers • Home Builders
- Individual Lakefront Home Site Buyers



4

Lakefront Building Sites

Lake James

Sowles Bay - Angola, IN • Steuben County
 4 Residential Single Family Lake Front Building Sites
 Scenic Views



Sealed Bid REAL ESTATE AUCTION

PRIME NORTHEAST INDIANA REAL ESTATE *in 2 Locations*

INSPECTION DATE:
 Meet Schrader Representatives on Wednesday, June 19:
 At Coldwater Village, 10-11:30 AM.
 At Sowles Bay, Lake James, 1-2:30 PM.

SEALED BID DEADLINE: Monday, July 15 • 12 Noon

Top 3 Qualified Acceptable Bidders on any or all lots, return for Live Auctions, Tuesday, July 23

AUCTION LOCATION DIRECTIONS:

COLDWATER VILLAGE: From I-69 turn west on DuPont Rd to office on left.
SOWLES BAY: From I-69 Exit 350 (CR 200 W) turn north mile to 2335 North 200 W, Angola, IN.

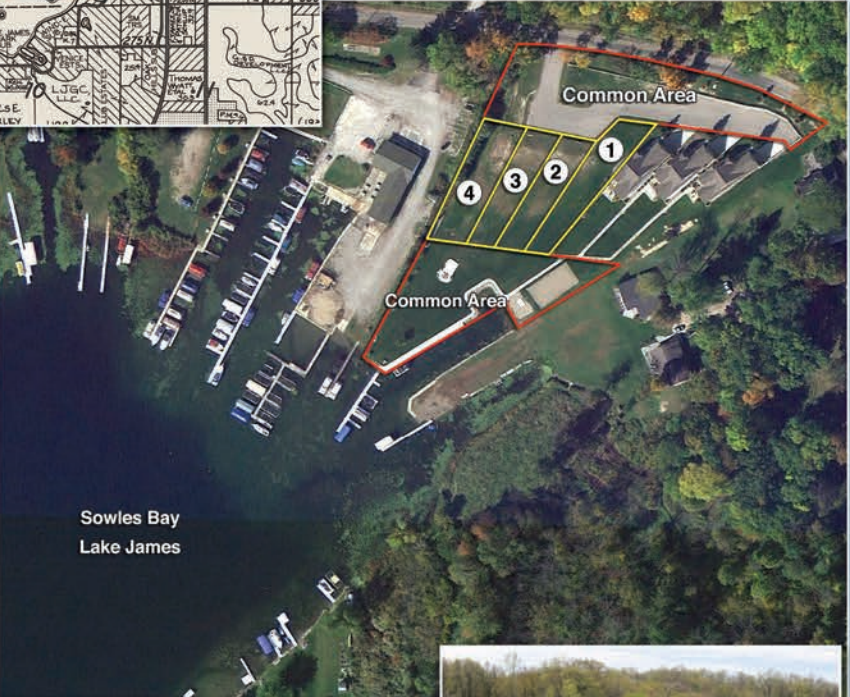
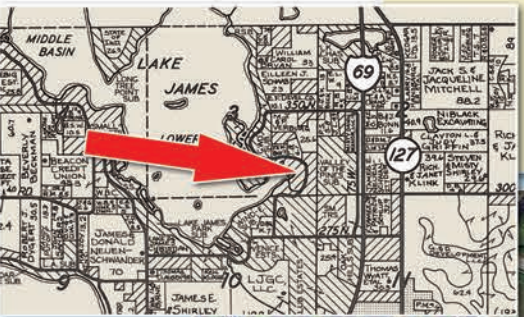
LAKE JAMES / LAKEFRONT VILLAMINIUM BUILDING SITES

Sealed Bid Due July 15 Noon / Live Auction held on Tuesday, July 23 at 1:00 PM at Coldwell Banker Angola Office, 2535 N. 200 W. Angola, IN – Exit 350 on I-69 (CR 200W) turn north 1 mile to Coldwell Banker Roth Wehrly Graber office.

4 Residential Single Family Lake Front Building Sites / Sowles Bay, On Beautiful Lake James, Steuben County, Angola, Indiana. Buy any lot, any combination of lots, or all four lots with scenic views overlooking Sowles Bay and Lake James. Build your lake front home, with no lawn or boat dock maintenance worries, each lot comes with 1 boat and 1 personal watercraft space. Enjoy the shared common area, sand volleyball, fire pit and beach area.



Directions to Sowles Bay Villas, Lake James, Angola, IN: North of Angola or South of Ashley; On I-69 to Exit 350 (CR 200 W) turn north 1 mile to CR 275, then turn right follow CR 275 to Lake James Lane 200, turn left to Sowles Bay Villas on left. GPS-930 Lane 200, Lake James, Angola, IN.



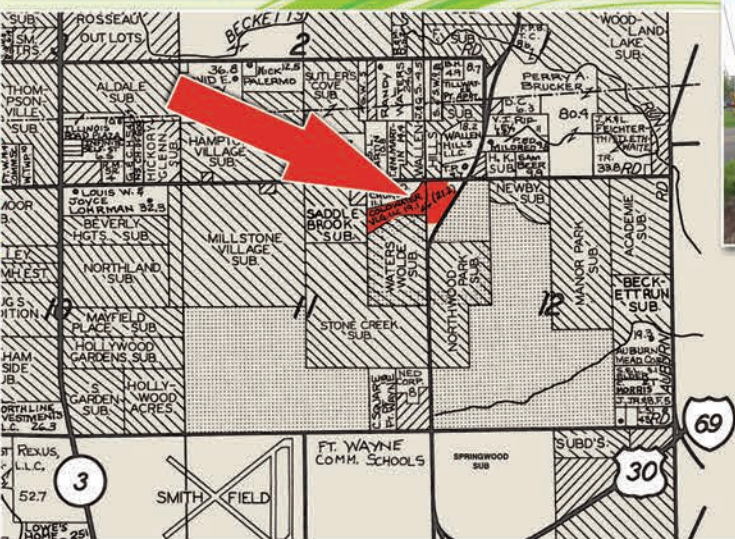
COLDWATER VILLAGES - 23± ACRES UNDEVELOPED COMMERCIAL LAND

Sealed Bid due July 15 Noon / Live Auction held Tuesday, July 23 at 10:AM at Coldwell Banker Roth Wehrly Graber Office, 1206 E. Dupont Rd. Fort Wayne, IN – North of I-469 on I-69 to Dupont Road, turn West 1 mile to Woodland Plaza, turn left on Ruston Road then right on Woodland Plaza Drive to office on right.



Commercial Property, Coldwater Road & Wallen Ave. / Allen County / Fort Wayne, Indiana. One of the most prime locations near the I-69 Corridor, at Coldwater Road and Wallen Avenue. 23 +/- Acres zoned C-M 2, in the heart of one of the fastest growing areas in Fort Wayne. Don't miss this opportunity to buy this property at your price.

Directions to Coldwater Villages, Fort Wayne, Indiana: North of US 30 or South of I-469 in Fort Wayne on I-69 to Exit 112 (Coldwater Road) turn north 1 mile at the intersection of Coldwater Road and Wallen Avenue to property on the southwest corner.



10% Buyer's Premium will be added to the bid price. A 3% Brokers participation fee will be paid to brokers that register buyers who successfully close on Tracts. Broker participation rules apply.

OWNERS: Coldwater Villages, LLC & Sowles Bay Investors, LLC
AUCTION MANAGERS: Gary Bailey & Gannon Troutner 800-659-9759

TO RECEIVE BIDDER PACKETS: Call or email the sale managers at 1-800-659-9759, gannon@garybaileyauctions.com or gary@garybaileyauctions.com or visit our website at www.schraderauction.com.

TERMS AND CONDITIONS

PROCEDURE: Sealed bid Auction. To obtain a bidder information packet Contact the Auction Managers or Schrader Auction Website. Bidding instructions and delivery information are included in the bidder information packet. The bidder information packets will contain information concerning the Tracts, assessments, drawings and preliminary title policies.
DOWN PAYMENT: 10% is required with the sealed bid as down payment with balance in cash at closing. The down payment may be in the form of cash, cashier's check, personal check or corporate check.
BROKER PARTICIPATION: Seller will pay a 3% commission to the appropriately licensed real estate broker whose prospect successfully closes on real estate sold in this auction. The commission is based upon the high bid price of auction not the contract purchase price.
 (1) The prospect must be registered by fax (574-858-9759), by mail, or by scanned email to gannon@garybaileyauctions.com, on the provided registration form which must be received at Schrader Real Estate and Auction Company, Inc., P.O. Box 508, Leesburg, IN 46538 by Monday July 8, 2013. The form must include the agent's name, prospect's name and both agent's and prospect's signatures.

- It must state the broker's license number and federal tax identification number.*
- (2) The broker must show the prospect the property and the Broker Registration Form (enclosed) must be completed in its entirety or it will not be accepted.
 - (3) The broker must attend and register with the prospect at the property inspection and sign all necessary documents.
 - (4) There must have been no prior contact regarding this property between client and owner or between client and agents for the Seller.
 - (5) Commission will be paid by the Seller only upon final closing and when the property has been settled for in full by broker's buyer.
 - (6) No commission will be paid to any broker or agent participating in the purchase of the property or by any member of the agent's family. An affidavit may be required that the broker is serving only as a broker and not as a principal.
 - (7) There can be no exceptions to the procedure and no oral registration will be accepted. Procedures for broker qualifications as herein outlined will be strictly enforced. No one is authorized to make exception to these rules.
 - (8) Only the first agent registering a prospective bidder will be honored.
 - (9) A complete registration file of all prospects will be maintained.

For further information or if you have any questions, please call 800-659-9759.

APPROVAL OF BID PRICES: The final bid prices are subject to the Sellers acceptance or rejection.
DEED: Sellers shall provide a proper deed.
EVIDENCE OF TITLE: Sellers shall 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-rate to day of closing
ACREAGE LOT SIZE: All acreage or lot sizes are approximate and have been estimated based on current legal descriptions and/or aerial photos.
SURVEY: The properties all have existing legal descriptions. There will be no new surveys.
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 included in the bidder information packet and AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. Tract acreage has been estimated based on aerial photographs. 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.