

REAL ESTATE AUCTION TERMS AND CONDITIONS

PROCEDURE: The property will be offered at 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: The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction.

The final bid is subject to the Seller's acceptance or rejection.
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 & Auction Co. 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.



7099 N. River Road, Fort Wayne, IN 46815
749-0445 • 866-340-0445
 #AC63001504, #AU19300123

Auction Manager: Jerry Ehle

| Sun | Mon | Tue | Wed | Thu | Fit | Sat |
|-----|-----|-----|-----|-----|-----|-----|
| 27 | 28 | 29 | 30 | 31 | | |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| | | 1 | 2 | 3 | 4 | 5 |
| | | | | | | |

JULY 2014



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SCHRADER CORPORATE OFFICES
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SchraderFortWayne.com
EhleAuctions.com

AUCTION
 Thursday, July 17 • 6:00 PM

East State Blvd. Commercial Property - Just West of Georgetown Square



East State Blvd. Commercial Property

2-3 bedroom & 2 bath home on full basement on 1 acre
6131 East State Blvd. - just west of Georgetown Square
Zoned - C2 Commercial Zoning District





AUCTION

Thursday, July 17 • 6:00 PM

East State Blvd. Commercial Property

2 – 3 BEDROOM & 2 BATH HOME ON FULL BASEMENT ON 1 ACRE

6131 EAST STATE BLVD. –

JUST WEST OF GEORGETOWN SQUARE

ZONED – C2 COMMERCIAL ZONING DISTRICT

PROPERTY FEATURES:

• LOCATION, LOCATION, LOCATION, JUST WEST OF MAPLECREST ROAD EXPANSION!

- Traffic count – 20,000 cars per day
- Nearly 1000 square foot on main level plus very clean full basement
- Lots of potential for office spaces
- 2 Restrooms 1 up and 1 down with possible 3rd
- Full kitchen with appliances
- A heated two car garage plus additional 1 car garage!
- Asphalt drive and parking
- New lennox 95% eff. Furnace
- New central air
- Lots of back yard available for additional parking or expansion
- Residential handicap ramp in the back

Annual taxes: \$480 with exemptions

SELLER: Charles and Carol Roth

AUCTIONEER'S NOTE: *This is an excellent property to place your business for immediate visibility and high traffic! This property is well maintained and is move-in ready! The location is just a few hundred feet west of the Maplecrest expansion and Georgetown Square!*

AUCTIONEER: JERRY EHLE

