

## TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered at oral auction.

**DOWN PAYMENT:** 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of 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. 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 15 days of presentation of insurable title. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession shall be on day of closing, immediately following the closing.

**REAL ESTATE TAXES:** Real Estate Taxes will be pro-rated to the day of closing.

**ALCOHOL PERMIT:** It shall be the purchaser's responsibility to make all applications with the Indiana Alcohol and Tobacco Commission. This sale will be final and not subject to buyer meeting ATC requirements. The Seller shall sign a "Consent to Transfer", Indiana ATC state form 49930 (R4/4-11). The Seller and Purchaser shall sign a "Manager's Questionnaire", Indiana ATC state form 40767 (R6/10/02)

**SURVEY:** A new perimeter survey will be completed only if necessary to receive title commitment. The seller and successful bidder shall each pay half (50:50) of the cost of the survey, if necessary. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

**AGENCY:** Schrader Real Estate & Auction Co. of New Haven, LLC., 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.



7009 N. River Road Fort Wayne, IN 46815

AUCTION MANAGER: MIKE ROY

260-749-0445 | 866-340-0445

#AC63001504 • #AU19300123

CORPORATE HEADQUARTERS

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

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**AUCTION**

**Bar  
Tavern  
Restaurant**

106-110 Main St, Monroeville, IN

OCTOBER 2014						
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	



**Tuesday, October 7  
6:00pm**

106-110 Main St, Monroeville, IN

**COMPLETE PACKAGE  
BAR • TAVERN • RESTAURANT  
INCLUDES 3 WAY TYPE 210 LIQUOR LICENSE**



**SCHRADER**  
REAL ESTATE & AUCTION

*of Fort Wayne*



**Tuesday, October 7  
6:00pm**



**106-110 Main St., Monroeville, IN**

**COMPLETE PACKAGE • BAR • TAVERN • RESTAURANT  
INCLUDES 3 WAY TYPE 210 LIQUOR LICENSE**

**BAR FEATURES:**

- 18' rosewood ornate back bar w/mirrors • 2 under bar coolers, 1 double well, 1 triple well • Under bar three basin sink • Seating for 46 people: (3) four seat booths, (2) four toppers, (5) two toppers, (1) six seat round table, 10 bar stools • 2 head beer tapper system • Double restrooms • Large Panasonic flat screen TV • Large 36 x 50 Family Room with double restrooms

**KITCHEN FEATURES:**

- 10' x 8' walk in cooler • Manitowac ice machine • Koch SS double door cooler • 2 countertop deep fryers • 36" griddle • Traulsen SS double door cooler • 3 upright freezers • glass front Pepsi reach in cooler

**ALSO INCLUDED:**

Large volume of decorator items • Holiday decorations • beer signs • current inventory at time of real estate closing

Total: 7492 square feet (current bar room 1100 sq. ft), (family room / kitchen building 3384 sq. ft), (Extra storage or rental possibility 3008 sq. ft)

Annual Taxes: \$2693.88



**SELLERS:** Claudia O'Shaughnessey and Rosemary Richard • **AUCTION MANAGER:** Mike Roy

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**www.schraderfortwayne.com**

