

Auction

Just south of US 30!

GREAT LOCATION

936 sq. ft. Building on .68 acre

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SCHRADER
 Real Estate and Auction Company, Inc.



Saturday, April 9 • 10 AM

ONLINE BIDDING AVAILABLE



SCHRADER
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ETNA GREEN, IN
 Kosciusko County

Located at the intersection of SR 19 and Old 30,

Retail/Commercial Shop on .68 acre
 Located at the intersection of SR 19 and Old 30, ETNA GREEN, IN

TERMS AND CONDITIONS
 BUYER'S PREMIUM: A buyer's premium of 6% 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 Claim insurance in the amount of the purchase price.
 CLOSING: Closing shall take place 30 days after proof of merchantable title.
 POSSESSION: At closing.
 REAL ESTATE TAXES: Pro-rata to day of closing.
 SURVEY: A new survey will not be provided. 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 WARRANTY: All information contained in this brochure and all related materials 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

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 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.

936 sq. ft. Building

ETNA GREEN, IN - at the intersection of SR 19 & Old 30
Kosciusko County



Auction

Saturday, April 9 • 10 AM

Auction held on site.

LOCATION: 104 E. State Street, Etna Green, IN.

Directions: West of Warsaw, east of Plymouth, on US 30 to SR 19 at Etna Green, turn south on SR 19 to Old 30. (Located on the southeast corner of SR 19 and Old 30.)

26' x 36' Block Building at the intersection of SR 19 and Old 30 in Etna Green, IN on .68 acres.

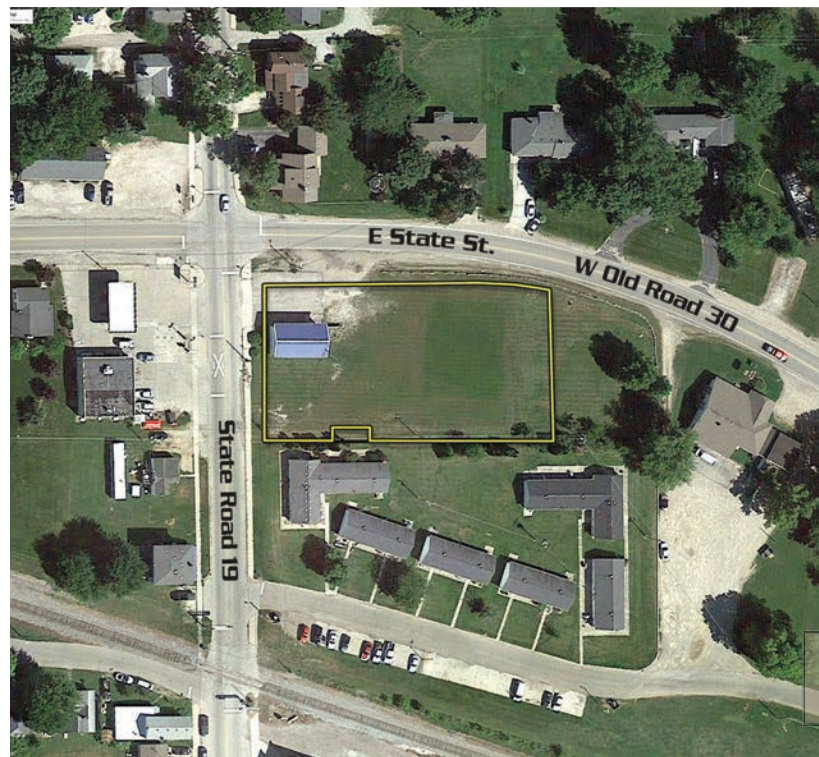
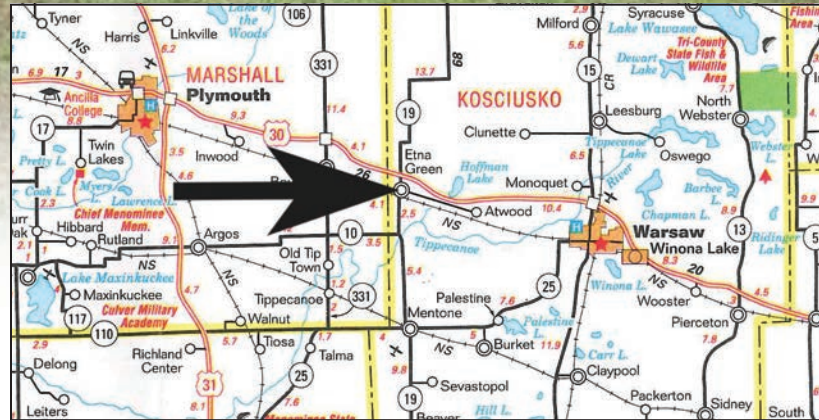
The 18' x 25' office area was remodeled recently. New furnace, air and restroom. City sewer and water. Overhead door in 18' x 26' shop area. Approximately 936 square feet. Great location just south of US 30.

OWNER:
Morris Enterprises LLC

Sale Manager: Gary Bailey, 574-858-2958 or 800-659-9759, gary@GaryBaileyAuctions.com

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