

TERMS AND CONDITIONS - Real Estate:

PROCEDURE: The property will be offered as individual tracts, and in any combination of these tracts, or as a total unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. The property will be bid in the manner resulting in the highest total sale price.

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 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. 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 after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession at closing on all but Building 3. It is currently rented and the tenants' rights will extend 90 days from closing.

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

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

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.

Personal Property: Cash, check, Mastercard & Visa. 3% convenience fee charged on all credit card purchases.



Commercial Investment Potential • Over 16,000 Cars/Day Traffic Count
Over 377 Feet of Frontage • 5 Buildings, 27,500 sf, 3.7 Acres



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



2	Thursdays, 2016		
	NOVEMBER	DECEMBER	
	17th	1st	
	11:00 AM	1:00 PM	

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www.SchraderAuction.com

1301 Goshen Rd.
Fort Wayne, IN



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- OVER 16,000 CARS/DAY TRAFFIC COUNT
- OVER 377 FEET OF FRONTAGE
- 5 BUILDINGS, 27,500 SF, 3.7 ACRES



AUCTION
Dates

PERSONAL PROPERTY

Thursday, November 17 @ 11 AM

REAL ESTATE

Thursday, December 1 @ 1 PM

INSPECTION OF
PERSONAL PROPERTY at
9:00 AM morning of the auction.

AUCTION *2 dates*

1301 Goshen Rd.
Fort Wayne, IN

INSPECTION OF
REAL ESTATE
by appointment only.

Thursday, November 17 @ 11:00 AM

Thursday, December 1 @ 1:00 PM

PERSONAL PROPERTY

PALLET RACKING RAMP • MOWER TOOLS • ANTIQUES EQUIPMENT:

20 sections pallet racking, 36" & 44" x 10', total of 25 uprights • 14' fiberglass loading ramp • Honda 38" riding mower, hydrostatic • Open neon sign • Money Gram neon sign • 3 sections of Metro shelving on wheels • Delta siding buck saw • Craftsman table saw • Remington power nailer • Makita sabre saw • 6' glass showcase counter • assorted office desks & chairs • many filing cabinets • salamander heater • reel mower • 8' alum. ladder • 2000 psi gas power washer • wheel barrow • large signs • mattress signs

ANTIQUES & COLLECTIBLES:

Vintage Monotype operator's switchboard • Falstaff mini keg w/ elec. cooler • crock & crock jug • pair of nail keg stools • horse collar • 100's of albums • assorted

wood dressers • pair of metal lockers • vintage Wang computers

NEW BEDDING:

Over 50 units of new in bag mattresses, foundations, frames & headboards

HOUSEHOLD & MISCELLANEOUS:

Maytag Neptune washer & elec. dryer • free weight barbell system • new 6' French entry doors • garden hose on reel • garden tools, brooms, shovels • many feet of metal porch railing • Peavey speakers & amps • car rims • alum. Chevy rims • hub caps • new Larson storm doors • 8' banquet tables • 6' poly table

OVER 35 STORAGE UNITS FULL OF LARGE VARIETY OF ITEMS:

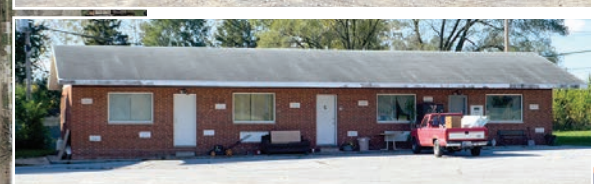
Terms on the Units - A \$20 deposit will be added to your invoice for each unit & will be returned in cash if the unit is left broom clean. Buyers will be given from time of auction until 6 pm Nov. 17 & from 9 am until 6 pm Nov. 18. Dumpsters will be in place for buyers use.



REAL ESTATE - 5 BUILDINGS • 3.7 ACRES • 27,500 SQ. FT. Commercial Investment Potential • Over 16,000 Cars Per Day Traffic Count Over 377 Feet of Frontage

TRACT #1- Former Custom Mattress Building - 6765 SF, 2 truck docks, office & warehouse, .53 acre lot, 112' frontage. Zoned C-4

TRACT #2 - 4 BUILDINGS, 3.13 acres, 263' frontage, Zoned I-1. BUILDING 1: 5632 SF -2 story-retail & office space, storage units, built in 1978. BUILDING 2: 8000 SF - clear span trussed building, currently divided into caged storage units. BUILDING 3: 5000 SF - currently rented as a commercial repair business. BUILDING 4: 2052 SF - currently used as beauty salon, easily sub dividable.



SELLER: W E Doetsch Disclaimer Trust
AUCTION MANAGER: Mike Roy

SCHRADER
REAL ESTATE & AUCTION
of Fort Wayne, LLC

260-749-0445 • 866-340-0445
SchraderFortWayne.com

FOR MORE PHOTOS, VISIT OUR WEBSITE