

SchraderAuction.com
800.451.2709

AUCTION MANAGER:
Al Pfister • 260.760.8922



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950 N Liberty Dr • PO Box 508
Columbia City, IN 46725

SCHRADER
Real Estate and Auction Company, Inc.



SEALED BID AUCTION
Due by: Wednesday, September 30 by 5:00pm

TERMS & CONDITIONS
PROCEDURE: The property will be offered via a Sealed Bid Auction. Contact Auction Company for bidder purchase price.
DOWN PAYMENT: 10% of the total contract purchase price will be due as an earnest money deposit, with the balance due in cash at closing. The earnest money deposit 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 FOR PAYING CASH AT CLOSING.
APPROVAL OF BID PRICES: You may submit a bid by delivering a signed offer for the amount of your bid using the form of Agreement to Purchase included in the sealed bid packet. The auction bids are subject to the acceptance or rejection by the Seller.
DEED: Title will be conveyed by Warranty Deed, subject to

the Permitted Exceptions in accordance with the Agreement to Purchase.
EVIDENCE OF TITLE: Title insurance will be furnished by Seller at Seller's expense. Preliminary title insurance report will be included in the sealed bid packets. The title will be conveyed "AS-IS", subject to all matters of record.
CLOSING: Targeted closing date will be approximately 30 days after Seller's acceptance (subject to completion of the final title insurance commitment and Seller's closing documents).
POSSESSION: Possession of the property shall be at closing. REAL ESTATE TAXES: Real estate taxes shall be prorated to the date of closing.
ACREAGE: Advertised acres are approximate and have been estimated based on current legal descriptions and assessor tax information.
AGENCY: Schrader Real Estate and Auction Company, Inc. and their representatives are exclusively the 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 Agreement to Purchase. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed 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, inquiries, 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.
NEW DATE, CORRECTIONS AND CHANGES: Please check website routinely prior to the scheduled bid submission deadline to inspect any changes or additions to the property information.

10,000 SQ. FT. BUILDING

Marion, Grant County, Indiana

ON 3.85± ACRES

*Ideal for a
School, Church
or Offices*



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Marion, Indiana
Grant County



LOCATION: 1196 S Crosswinds Lane, Marion, IN 46952
From Marion, travel east 4 miles on SR 18 to CR 400 E. Travel 1 mile south to CR 100 S. Travel west 0.5 miles to CR 350 E; turn south. Travel 0.3 miles to property.

OPEN HOUSES

Saturday, September 12 • 10:00 am to 12:00 pm (Noon)

Tuesday, September 15 • 4:00 pm to 6:00 pm

Or by appointment: Call Al Pfister at 260.760.8922

*Ideal for a school,
church, or offices.*

- 8 Classrooms
- 9 Private Offices
- Foyer Area
- Large Open Area
- 4 Full Bathrooms
- Built in 1999



Owner: **Crosswinds Inc.**

Auction Manager: **Al Pfister • 260.760.8922**

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