

TERMS & CONDITIONS:**PROCEDURE:** Online Only.

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.

APPROVAL OF BID PRICES: The successful bidder will be required to enter into purchase agreements at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection. .

DEED: Seller will provide a Warranty deed.

EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place within (or before) approximately 30 days after the auction. Cost for an insured closing shall be shared 50/50 between Seller(s) & Buyer(s). Sellers shall not be responsible for any

closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: Pro-rate taxes to date of closing.

SURVEY: There shall be no new survey.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. 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. The property is being sold on an "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. No guarantee as to location of septic and well, or condition of septic and well is made by the Auction Company, it's agents or Sellers. Each potential bidder is responsible for conducting his or her own independent inspections, investigations,

inquires, 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. 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 law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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.**



JANUARY	Su	M	Tu	W	Th	F	Sa
	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				

ONLINE ONLY REAL ESTATE AUCTION

Bidding Starts: Friday, January 6 • 10am | **Bid Deadline:** Monday, January 9 • 6pm



Auction Managers:

Real Estate - Gary Bailey • 260.417.4838

Personal Property - Phil Wolfe • 260.248.1191

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ONLINE ONLY REAL ESTATE AUCTION

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- Commercial Office Building with Parking Lot & Adjacent Parking Lot
- Offered in 2 Tracts
- Excellent Location Downtown Warsaw, IN



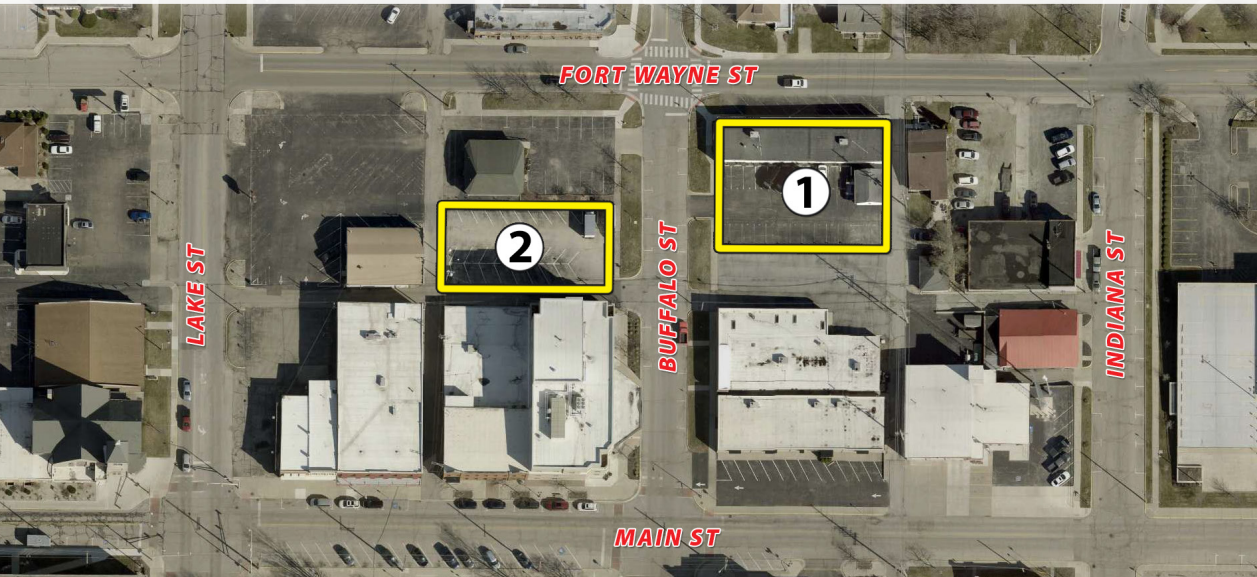
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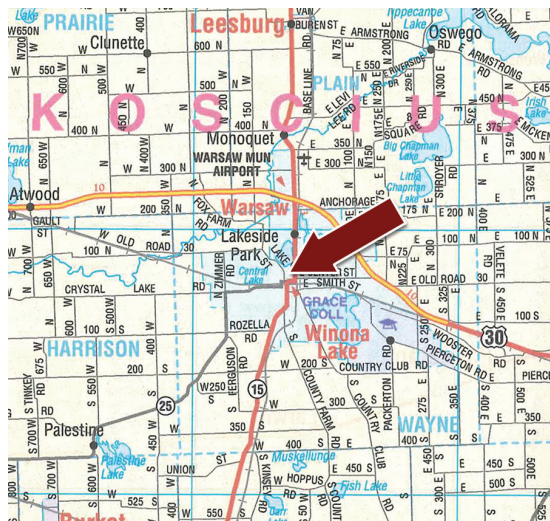
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ON THE CORNER OF BUFFALO & FORT WAYNE STREETS - WARSAW, INDIANA



INSPECTION DATES: Mon, Dec. 12 from 2-4pm & Mon, Dec. 19 from 4:30-6pm or call the Auction Manager for private inspections.

PROPERTY LOCATION: Tract 1 - 222 N Buffalo St, Warsaw, IN (Office) Tract 2 - Parking Lot on west side of Buffalo St across from TR 1 & behind the Z Hotel. Formerly Harris & Harris Law Offices.

BID ON EITHER TRACT OR COMBINE BOTH TRACTS, DON'T MISS THIS RARE OPPORTUNITY IN DOWNTOWN WARSAW!

TRACT 1: Investment or business opportunity! 4168± sq. ft. masonry building with frontage on Buffalo & Fort Wayne Streets in the heart of Downtown Warsaw. This is a well-maintained, one-story office building, currently set up to house two separate tenants. Each tenant has their own entrance, a general office floor, reception areas, conference rooms, private offices, executive offices, copy areas, file/storage rooms, and IT closets, restrooms and there is ample parking for customers with 24 spaces and city parking on both streets. The roof (2009), heating and cooling (2013 & 2016) have all been updated. There is a 20'x24' detached garage at the rear of the building for storage, maintenance or covered parking with overhead door.

TRACT 2: 26 Space parking lot on Buffalo Street between Fort Wayne Street and Main Street in Downtown Warsaw, great for investment or downtown parking for businesses needing private parking.



Owners: Stephen & Carla Harris (Office Building) & Phillip J. Harris Estate (Parking Lot)

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