

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined.

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, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICE: The Successful Bidder will be required to enter into a purchase agreement immediately following the close of the auction. The sellers have a right to accept or reject any or 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. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession at closing.

REAL ESTATE TAXES: Real estate taxes shall be prorated to day of closing.

ACREAGE: 113,256 SF (2.6± acres) based from Albert Michigan Road Minor Subdivision.

SURVEY: A new survey has been ordered & the cost will be shared equally (50:50) by Sellers & Buyer.

AGENCY: Schrader Real Estate and Auction Company and its agents are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property

is being sold on "AS IS, WHERE IS" basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info contained in the brochure is subject to verification 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 & increments of bidding are at the discretion of the Auction Company. The Seller & 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.**

PRIME ZONED HIGHWAY COMMERCIAL DISTRICT

North Central Indiana
Marshall County - LaPaz, IN

TIMED ONLINE ONLY AUCTION

Bidding Opens: Tuesday, June 6 • 10am EDT
Bidding Closes: Thursday, June 8 • 4pm EDT

113,256 Sq. Ft. or 2.6± Acres

AUCTION MANAGER: Keith Lineback

#AU01043124, #AC63001504



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Keith Lineback

Ph: 574.286.2622

#AU01043124

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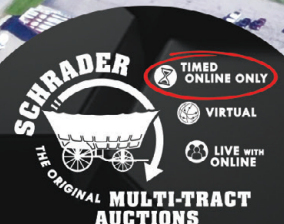
TIMED ONLINE ONLY AUCTION

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• 113,256 Sq. Ft. or 2.6± Acres • US 6 & Michigan Rd (Old US 31)
• Major Highway Intersection



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Looking East on US 6

- 113,256 Sq. Ft. or 2.6[±] Acres
- Major Highway Intersection
- US 6 & Michigan Rd (Old US 31)



POSSIBLE PERMITTED USES IN HIGHWAY COMMERCIAL DISTRICT FOR MARSHALL COUNTY:

- Retail Trade - Including Automotive Uses
- Manufacturing & Sales
- Services & Utilities Uses
- Finance & Insurance Uses
- Mini Storage

UTILITIES:

- Municipal Sewer
- NIPSCO natural Gas
- **Electricity:** AEP

2021 DAILY TRAFFIC COUNTS:

- 5,078 on Old US 31
- 5,066 on US 6

SELLERS: Sharon J. Balka, Susan K. Good, David L. Albert & Susan Albert

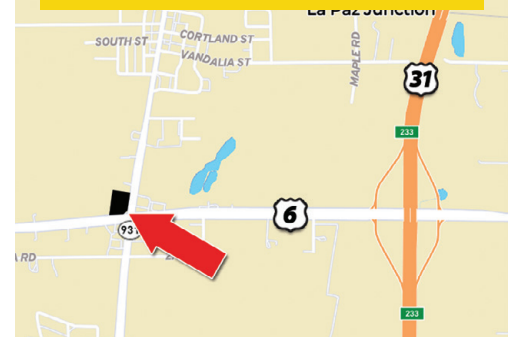
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Great Opportunity to Buy a Busy Corner Site with Great Traffic Counts. Existing Road Cuts on US 6 & Old US 31 - Just 1 Mile West of Exit 233 on US 31. Imagine The Possibilities!

1[±] Mile South Of LaPaz
7[±] Miles North Of Plymouth
8[±] Miles West Of Bremen
15[±] Miles South Of South Bend

INSPECTION DATES:

Wed, May 17 from Noon-2pm EST
Thur, June 1 from 2-4pm EST



LOCATION: Northwest corner of US 6 & Old US 31 (Michigan Road) between South Bend - Plymouth - Nappanee - Northwest Indiana



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