

TERMS & CONDITIONS:

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

BUYER'S PREMIUM: A 6% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction w/ 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, & 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 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 30 days of proof of marketable

title. Sellers shall not be responsible for any closing costs incurred due to the Buyer(s) securing financing.

POSSESSION: At closing.

REAL ESTATE TAXES: The real estate taxes shall be pro-rated to the day of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: There will be no new survey

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

AGENCY: Schrader Real Estate and Auction Company, Inc. & its

representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. 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.**

- Clearwater 24 Hour Car Wash
- 226 S State St, South Whitley, IN
- Turnkey Business Opportunity



AUCTION MANAGERS:

Gary Bailey • 260.417.4838

#AU09200000, #RB14026420

& Phil Wolfe • 260.248.1191

#AU19900139

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6% Buyer's Premium



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www.SchraderAuction.com

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Online Only Auction

BIDDING OPENS: Friday, May 16 • 12pm (Noon)

BIDDING CLOSSES: Wednesday, May 21 • 6pm

Corporate Headquarters: 950 N Liberty Dr, PO Box 508, Columbia City, IN 46725
Schrader Real Estate and Auction Company, Inc. #AC63001504, #C081291723

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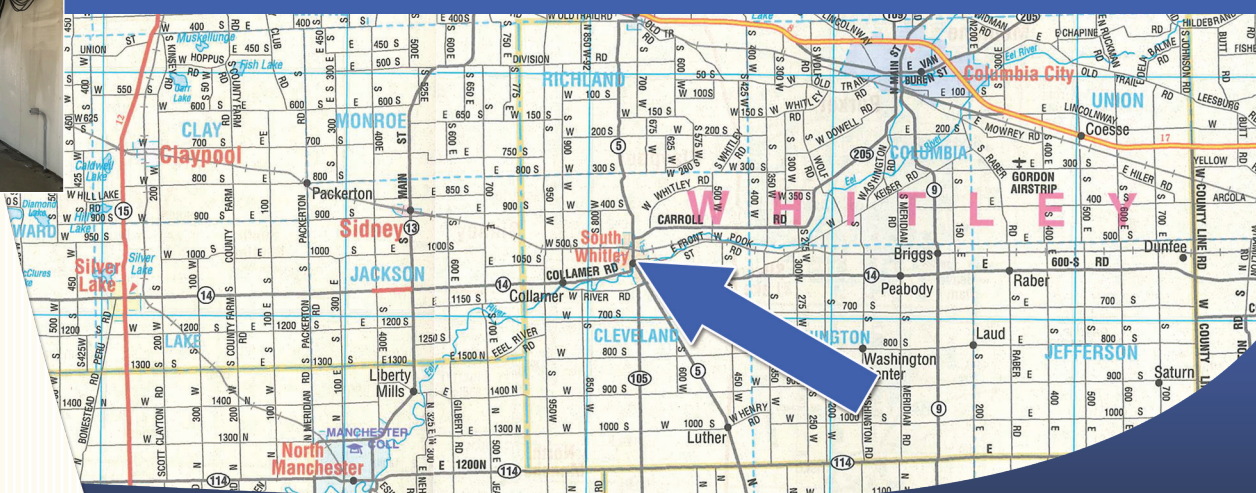
Online Only Auction



Property Inspection: Saturday, April 26 from 1-3pm or call the Sale Managers for private inspections.

3 Bay Touchless Car Wash: Touchless, Automatic, 24 Hours in busy downtown South Whitley. Offers 1 touchless automatic drive through bay and 2 self serve bays. Vacuum islands and product dispensers. Cash or credit for bay operation. There is a small office and restroom connected to the mechanical room that contains the boiler systems, water heater, electronic equipment and newer soft water system. Block construction in excellent condition and fully operational. High visibility. The present manager is open to continuing his services. Come and inspect the potential!

Location of Property: 226 S State Street, South Whitley, IN 46787



SELLER:
Clearwater Car Wash LLC

AUCTION MANAGERS:
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& Phil Wolfe • 260.248.1191

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