

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 Seller's 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.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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 prop-

erty 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.



SCHRADER

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SchraderAuction.com

Profitable
Turnkey
Business
Opportunity!

Wabash County, IN

Online Only

AUCTION

Car Wash / Tunnel - Soft Brush - Conveyor System



SEPTEMBER 2025

SUN	MON	TUE	WED	THU	FRI	SAT
	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				

Bidding Opens Thurs, September 18 at Noon
Bidding Ends Monday, September 22 at 6PM



TIMED
ONLINE ONLY

VIRTUAL

LIVE WITH
ONLINE

MULTI-TRACT
AUCTIONS

Profitable
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Opportunity!

Wabash County, IN • 793 S Wabash St., Wabash, IN 46992

Car Wash / Tunnel Soft Brush Conveyor System

Bidding Opens:

Thursday, September 18th @ Noon

Bidding Ends: Monday, September 22nd @ 6pm

Call 800-451-2709 for More Information OR Visit SchraderAuction.com for Bidding Information

6% Buyer's Premium

Online Only

AUCTION

Wabash County, IN • 793 S Wabash St., Wabash, IN 46992

**Car Wash / Tunnel
Soft Brush
Conveyor System**

Bidding Opens:

Thursday, September 18th @ Noon

Bidding Ends: Monday, September 22nd @ 6pm

**Online Only
AUCTION**

Financing Available.

**Profitable
Turnkey
Business
Opportunity!**

Car Wash & Office, Detail, Storage or Mechanics Bays

Well maintained, fully operational tunnel soft brush conveyor system in busy downtown Wabash. On State Roads 15 & 13. Includes a shop area and two overhead doors to use for a detailing business or rent it out for extra income or a great storage area. The area currently used as an office area, also has an overhead door and could also be rented out. Vacuum islands are also included. There is a restroom connected to the mechanical room that contains the boiler system, water heater, electronic equipment, soft water system and an updated computer / technology system. Block construction in excellent condition. The present manager and employees are open to continuing services. Come and inspect the potential!



PROPERTY INSPECTION:
Saturday August 23rd • 10 AM-Noon
Thursday, August 28th • 4:30-6pm
Or call the Sale Managers for private inspections.



**Owner: Vega Holdings Company
Auction Managers:
Gary Bailey 260-417-4838 &
Phil Wolfe 260-248-1191**

Call 800-451-2709 for More Information OR Visit SchraderAuction.com for Bidding Information

