

## TERMS AND CONDITIONS

**PROCEDURE:** This property will be offered in 4 individual tracts, combination of tracts, or as a total 9.55± acre unit. The property will be sold in the manner resulting in the highest total sale price. The sealed bids must be submitted and in possession of the Auction Manager no later than 6PM (EST) on October 11th. The bids will be opened on October 12th at 1PM (EST). In the event bidding is competitively close upon review of the sealed bids, the Auction Company may at their discretion call in the high bidders to compete live to submit their highest and best bids on October 13th in Trafalgar Indiana. All bidder will be notified of their status on October 12th before 5PM (EST).

**ACCEPTANCE OF BID PRICES:** All final bid prices are subject to the Seller's acceptance or rejection per the terms of the auction sealed bidders packet.

**DOWN PAYMENT:** 10% down payment with sealed bid submission with the balance in cash at closing. Any sealed bids that are rejected, the down payment will be returned by US Mail to the addressee of the party submitting sealed bid provided on sealed bid form(s). The down payment 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 FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

**CLOSING:** The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about November 30, 2016 is anticipated. Closing costs for an administered closing shall be shared 50/50 between Buyer(s) and Seller.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the contract purchase price.

**POSSESSION:** Possession shall be given at closing.

**REAL ESTATE TAXES:** All real estate taxes will be prorated to the date of closing.

**ACREAGE:** All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on aerial photos and the current legal description.

**ZONING INFORMATION:** The Town of Trafalgar and Johnson County Indiana control zoning.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**MINERAL RIGHTS:** The sale shall include 100% of the mineral rights owned by the Seller, if any.

**SURVEY:** Current legal descriptions shall be used to convey the property. Any need for a new survey will be determined solely by the Seller. The type of survey performed shall be at the Seller's option sufficient for providing title insurance. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres, if a new survey is determined to be necessary by the Seller. The adjustments will be made only on tracts or combination of tracts that do not contain improvements.

**AGENCY:** Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive 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 Purchase Agreement. 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. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the discretion and discretion of the Auctioneer. The Seller and 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. **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.**



950 N. Liberty Drive  
Columbia City, IN 46725

Auction Manager: Todd Freeman  
765-414-1863 (cell) • 765-379-3567 (office)

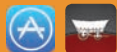
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**9.55± Acres** *Sealed Bid* **AUCTION**  
Trafalgar Indiana • Johnson County  
Offered in 4 Tracts

OCTOBER 2016						
SUN	MON	TUE	WED	THU	FRI	SAT
						1
			5	6	7	8
2	3	4	12	13	14	15
9	10	11	18	19	20	21
16	17	18	25	26	27	28
23	24	25	31			29
30	31					

*Sealed Bid* **AUCTION**

Trafalgar Indiana,  
Johnson County

- 3 Commercial Lots • 1 Residential R-1 Lot
- Wonderful development opportunity
- Utilities available

**9.55± Acres**  
Offered in 4 Tracts



**WEDNESDAY, OCTOBER 12 • 1 PM (est)**



**9.55±**  
Acres  
Offered in  
4 Tracts

Aerial Tract 2-4

Tract 2-4

Tract 1 (Pond)

Tract 2



**TRACT 1: 5.97± ACRES**

– Residential Zoned lot in Lancaster Minor Subdivision, located on Pleasant Street. There is commercial development potential with a Library, Church and Group Home as neighboring properties. Any zoning changes need approval from the Town of Trafalgar and Johnson County. Summary of Phase 1 study is available on Tract 1 only and is available in Auction Information Book.

**TRACT 2: 0.818± ACRES** – Tract has frontage along Pleasant Street, commercially zoned lot.

**TRACT 3: 1.964± ACRES** – Tract has frontage along SR-252, commercially zoned lot.

**TRACT 4: 0.80± ACRES** – Tract has frontage along SR-252, commercially zoned lot.

**Auctioneer's Note:** Three commercial lots and one residential lot that could be petitioned for rezoning to other uses. Auction Bidders Packets required to bid, contact Auction Manager for Bidders Packet. Information Books are available as well to highlight zoning, provide additional surveying information, mapping, etc.

**INSPECTION DATE:**

**Saturday, September 24 • 9 - 11 am**

Meet a Schrader representative at Tract #1.

Call 1-800-451-2709 with questions.

**OWNER:** Triumph Acquisitions, LLC

**AUCTION MANAGER:** Todd Freeman

765-414-1863 (cell) • 765-379-3567 (office)



Aerial Tract 1

*Sealed Bid*  
**AUCTION**

**WEDNESDAY, OCTOBER 12**  
**at 1 PM (est)**

**AUCTION LOCATION:** Sealed bids submitted to Auction Manager by October 11th, 6PM. Bids opened October 12th at 1PM EST.

**DIRECTIONS TO PROPERTY:** Trafalgar, Indiana is located 25 miles due south of Indianapolis, Indiana. The three commercial lots face SR-252 with additional access to Tract 2 off Pleasant Street. Tract 1 is situated north on Pleasant Street. The public library is landmark in Trafalgar for all the tracts to be easily located.

**From the North:** Travel south on IN-135 to SR-252 in Trafalgar, Indiana. Turn east and drive 0.5 miles to Pleasant Street.

**From the South:** Travel US-31 to SR-252, turn west and drive to Trafalgar. Pleasant Street is on north side of SR-252.

**From East/West:** SR-252 to Trafalgar, Indiana, Pleasant Street is north side of highway.



**PROPERTY LOCATION:**

- 25 miles South of Indianapolis
- 25 miles North East of Bloomington
- 18 miles North West of Columbus



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