

TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 1 tract. There will be open bidding during the auction as determined by the Auctioneer.

DOWN PAYMENT: 10% down payment on the day of auction. 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.

ACCEPTANCE OF BID PRICES: The final bid price is subject to the Seller's acceptance or rejection. The successful bidder will be required to sign a Purchase Agreement at the auction site immediately following the close of the auction.

DEED: Seller shall provide a Warranty Deed sufficient to convey insurable title to the real estate. Real estate is subject to all rights of way, legal highways, leases, easements of public record, and all other matters of public record.

EVIDENCE OF TITLE: Seller shall provide a preliminary title insurance commitment for review prior to auction. Seller agrees to furnish Buyer, at Seller's expense, an updated title commitment prior to closing.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction day, or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer and Seller.

POSSESSION: Possession will be delivered at closing.

REAL ESTATE TAXES: Real estate taxes will be the responsibility of the Buyer beginning with the 2nd installment due in November 2017 (\$2,328.00) and thereafter. Buyer shall pay all other assessments including drainage assessments, if any, that are last payable without a penalty after the date of closing.

SURVEY: It is expected that the property will be conveyed using existing legal description(s). A new perimeter survey of the auction property will not be provided unless a new perimeter survey is required in order to record the conveyance or unless otherwise deemed necessary or appropriate in Seller's sole discretion. If a new perimeter survey of the property is provided, the survey information contained in this brochure and all related

The cost costs shall be shared equally (50:50) between Buyer and Seller and the purchase price shall be adjusted proportionately to reflect the difference, if any, between the advertised acres and surveyed acres.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own due diligence concerning the property. An inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property by virtue of the offering of the property. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct investigations, inquiries, and due diligence concerning the property is subject to verification by all parties relying on the information contained in this brochure and the person's credentials, fitness, etc. All decisions of the Auctioneer from bidding if there is any question as to the person's sale take precedence over printed material.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

AUCTION MANAGERS: Jim Hayworth and Jimmy Hayworth
888-808-8680 (office) or 765-427-1913 (cell)
#AC63001504
#AU08700434
#AU11300081

Real Estate and Auction Company, Inc.
P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
auctions@schraderauction.com

SCHRADER
Real Estate and Auction Company, Inc.

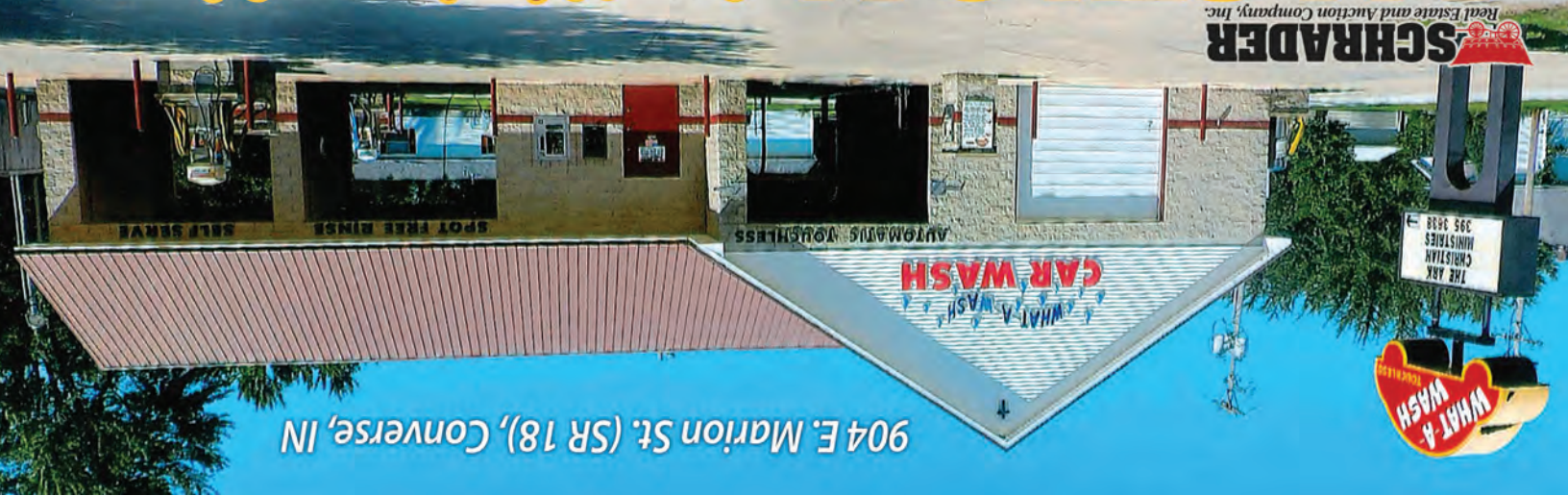
SEPTEMBER 2017

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					

Follow us on: YouTube, Facebook, Twitter, Instagram, LinkedIn, RSS

Get our new iOS App

260-244-7606 • 800-451-2709
www.Schraderauction.com



AUCTION

Car Wash on 2 Lots

Friday, September 29 • 11:00 AM

EASTERN

ONLINE BIDDING AVAILABLE

SCHRADER
Real Estate and Auction Company, Inc.



Car Wash on 2 Lots

904 E. MARION STREET (SR 18), CONVERSE, IN.

AUCTION

Friday, September 29 • 11:00 AM EASTERN

Property Location: 904 E. Marion St. (SR 18), Converse, IN.

Auction Location: Auction held on site.

Property Information:

- (2) City Lots
- Built in 1999-2000
- A 26' x 36' concrete block building
- A 18' x 26' concrete block building
- A 16' x 26' concrete block building
- The automatic car wash bay has a 2011 D&S 5000 auto spray unit, with drier
- There are 2 self-service wash bays

- (1) outside self-service wash pad
- Coin machine for automatic spray bay, has vac-it-up system
- Coin machine for self service bays
- The wash bays have heat in the floors
- There is another bay for detailing, storage with (2) 12' x 10' 4" overhead doors. Also, this bay has a storage room and there is overhead storage room.

- The operation room contains the soap tanks, pumps, water pressure tank, RO spot free softener, air compressor, furnace and 1/2 bath.
- There are 4 power vac units.
- Also, 1 fragrance machine and 1 carpet shampoo machine
- (4) light poles on the property

Inspection Date:
Wednesday, September 13
3-5:00 PM EASTERN

This car wash has an entrance on Marion Street (SR 18) and entrances on 1100E (Miami/Grant Co. Line Rd.)
A sign along SR 18.
NOTE – the present owner will remove the top What-A-Wash sign.

Utilities:

- Private well
- Duke Energy – 3 phase
- Sewer service - Town of Converse

Owner: JB LADD / WHAT-A-WASH

SALE MANAGERS: Jim Hayworth and Jimmy Hayworth, 1-888-808-8680 (office) or 1-765-427-1913 (cell)



ONLINE BIDDING

You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at 800-451-2709.

SCHRADER
Real Estate and Auction Company, Inc.

260-244-7606 • 800-451-2709
www.SchraderAuction.com

