TERMS & CONDITIONS:

(doing, which will take place 30 days after auction day, mined by the Auctioneer. There will be open bidding during the auction as deter-Seller at closing. PROCEDURE: The property will be offered in 1 tract. of providing an Owner's Title Policy shall be paid for by

ING, so be sure you have arranged financing, if needed, Your Bidding is not conditional upon financof cashier's check, personal check, or corporate check. mrot ant in abem ad yem thamyed nwob and. The form DOWN PAYMENT: 10% down payment on the day of

of the auction. cessful bidder will be required to sign a Purchase Agree-ment at the auction site immediately following the close subject to the Seller's acceptance or rejection. The suc-ACCEPTANCE OF BID PRICES: The final bid price is and are capable of paying cash at closing.

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

EVIDENCE OF TITLE: Seller shall provide a preliminary

Seller agrees to furnish Buyer, at Seller's expense, an title insurance commitment for review prior to auction.

P.O. Box 508, 950 N. Liberty Drive

moo.noitousaberdor.com Columbia City, IN 46725

(II93) 8161-724-237 ог 765-427-1913 (сеII) dtrowyaH ymmil bna dtrowyaH mil :283DANAM NOITDUA

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SURVEY: It is expected that the property will be con-

Buyer shall pay all other assessments including drainage assessments, if any, that are last payable without a pen-

sponsibility of the Buyer beginning with the 2nd install-ment due in November 2017 (\$2,328.00) and thereafter.

REAL ESTATE TAXES: Real estate taxes will be the re-

closing shall be shared 50:50 between Buyer and Seller.

or as soon thereafter as applicable closing documents are completed by the Seller. Costs for an administered

POSSESSION: Possession will be delivered at closing.

All lender costs shall be paid by the Buyer.

alty after the date of closing.

VALOWEINE ACREMENCE

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HISAVA AND HSAW ALMAN

Car Wash on 2 Lots 904 E. Marion St. (SR 18), Converse, IN

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

EASTERN

CULTURE FREE FREE COLD

STATISTICS.

AVAILABLE ONTINE BIDDING

ETAPHISMUS



perimeter survey of the property is provided, the survey information contained in this brochure and all related cord the conveyance or unless otherwise deemed nec-essary or appropriate in Seller's sole discretion. If a new DISCLAINER AND ABSENCE OF WARRANTIES: All cord the conveyance or unless otherwise deemed nec-AGENCY: Schrader Real Estate & Auction Company, Inc. unless a new perimeter survey is required in order to re-

veyed using existing legal description(s). A new perim-tion Company warrants such information. eter survey of the auction property will not be provided **EASEMENTS**: Subject to any and all existing easements. based current aerial photos and neither Seller nor Aucboundaries are approximate and have been estimated ACREAGE: All tract acreages, dimensions, and proposed

property for sale. inspection of the property. No party shall be deemed it. No liability for its accuracy, errors, or omissions is as-an invite of the property by virtue of the offering of the sumed by the Seller or the Auction Company. Conduct inspection of the property. No party shall be deemed responsibility for Bidder's safety during any physical tion personnel. Further, Seller disclaims any and all -sue driw beftets ad lliw bre belubads nead sed ateb due diligence concerning the property. An inspection independent inspections, investigations, inquiries and sponsible for conducting, at their own risk, their own pany. All sketches and dimensions in the brochure are

PROPERTY INSPECTION: Each potential Bidder is re-

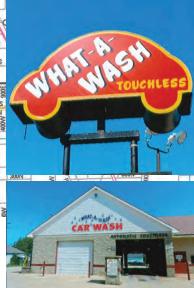
updated title commitment prior to closing. The cost costs shall be shared equally (50:50) between Buyer and

JAIRE TAKE PRECEDENCE OVER PRINTED MATERIAL ANY ANNOUNCEMENTS MADE THE DAY OF THE

from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer Selling Agents reserve the right to preclude any person of the auction and increments of bidding are at the di-rection and discretion of the Auctioneer. The Seller and chure is subject to verification by all parties relying on the property. The information contained in this broconducting his or her own independent inspections, investigations, inquiries, and due diligence concerning approximate. Each potential bidder is responsible for the property is made by the Seller or the Auction Comrepresentation, either expressed or implied, concerning sold on an WHERE IS" basis, and no warranty or lined in the Purchase Agreement. The property is being materials are subject to the terms and conditions out-

. ANY OTHER ORAL STATEMENTS MADE. are thal.

CLOSING: The balance of the purchase price is due at advertised acres and surveyed acres. tionately to reflect the difference, if any, between the Seller and the purchase price shall be adjusted propor-











Swayzee 904 E. MARION STREET (SR 18), CONVERSE, IN. Friday, September 29 · 11:00 AM EASTERN

400N

300N

100N

MSLE

(13)

200S

Mier

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

10005

11005

1150S

1200S

1275S

Waupecong

250N

300N

400N

(19)

12005

800

18)

1400S

6001

BOOE 500N

300N

Amboy

2000

1200S

Converse

1050S

North Grove 0 11005

550E

- 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 $\frac{1}{2}$ bath.

Jalapa

200N

2000

200S

Herbst

350N

Sweetse

(18

Roseburg

2001

NAPEL PIKE

PIKE

2611

Michaels

- There are 4 power vac units.
- Also, 1 fragrance machine and 1 carpet shampoo machine
- (4) light poles on the property

This car wash has an entrance on Marion Street (SR 18) and entrances on 1100E (Miami/Grant Co. Line Rd.)

Inspection Date:

Wednesday, September 13

3-5:00 PM EASTERN

450N

Lar

PIKE

BOCOCK RD.

GRAN

SALEM

BRADFORD

MARION

MONTPELIER

MONROE PIKE

A sign along SR 18. NOTE – the present owner will remove the top What-A-Wash sign.

Utilities:

Private well

260-244-7606 · 800-451-2709

• 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

www.SchraderAuction.com





