

## AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered total unit.

**DOWN PAYMENT:** A 10% non-refundable down payment is due at the auction with the balance due at closing within 45 days. 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.

**BUYER'S PREMIUM:** A 10% buyer's premium will be added to the final bid to determine the purchase price.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price, with costs split 50/50.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at closing, which will take place within 45 days of the auction. Costs for an insured closing shall be shared 50:50 between Buyer and Seller.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Real estate taxes will be pro-rated to the

date of closing.

**PROPERTY INSPECTION:** All desired inspections need to be completed prior to bidding. Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have 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. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

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

**SURVEY:** The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

**AGENCY:** Schrader Real Estate & Auction Company, Inc., RES Auction Services 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 the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction 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.

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

**SCHRADER**  
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# Commercial Real Estate AUCTION

Wayne County, OH

JANUARY 2018						
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	31			



Good Multi-use building  
Well Constructed  
Great Possibilities!

# Commercial Real Estate AUCTION

Wayne County, OH

WEDNESDAY, JANUARY 31 • 5PM

Auction held on location at 236 N. Main Street, Shreve



ONLINE BIDDING AVAILABLE

**SCHRADER** **RES**  
Real Estate and Auction Company, Inc. AUCTION SERVICES  
800-451-2709 | 419-651-2152



# Commercial AUCTION Real Estate

WEDNESDAY, JANUARY 31 • 5PM

Wayne County, OH

**AUCTION LOCATION:** Auction held on location at 236 N. Main Street, Shreve.

**REAL ESTATE:** Built in 1991, this commercial building offers a wide array of uses with very desirable condition and ample parking. The lower level of the building includes over 3000 square feet and was built for a firearms shop. Amenities to this level include mostly open usable space, 2 bathrooms, an office, and radiant natural gas heat. For security purposes the gun shop was masonry built with limited access but could easily be remodeled to allow better visibility and accessibility. The main level of the building has long served as the local pizza shop with kitchen, waiting room, dining room, and office. It could easily be split into 2 units with bathrooms and utilities already in place for both sides. From retail space, professional offices, light manufacturing, and more this building could conform to most any use. The building has always been well maintained and is built as solid as you will find. If you are in the market for a good commercial investment be sure to look at this offering.

**TAXES-LEGAL:** Wayne County permanent parcel number 2000167000, Shreve Village Limits. Taxes are \$2,781.52 per year and will be prorated to the day of closing.

*Open House:*

Property will be open for inspection on  
Monday, January 15th • 4-5pm  
Private showings are available through  
Andy White 419-651-2152.

**Auction by Order of Roger James**

**Andy White: 419-651-2152 | RD Schrader: 800-451-2709**



Auction Conducted by  
[www.res.bid](http://www.res.bid)  
[www.schraderauction.com](http://www.schraderauction.com)



**ONLINE BIDDING AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://www.schraderauction.com). You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. - 800-451-2709.