

TERMS AND CONDITIONS:

PROCEDURE: There will be open bidding during the auction as determined by the auctioneer, bidding will be on a lump sum basis. Bidding will remain open until the close of the auction.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction with 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, and are capable of paying cash at closing.**

DEED: Seller will provide a Quit Claim deed.
EVIDENCE OF TITLE: Seller will provide title insurance in the amount of the purchase price.

CLOSING: The balance of the real estate purchase price is due at closing, which will

take place on or before 30 days after the auction, 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: At closing.

REAL ESTATE TAXES: Pro-rate to day of closing.
SURVEY: A new survey will not be provided. The property has existing legal descriptions.

EASEMENTS: The sale of the property is subject to any and all easements of record.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is 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 express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is

responsible for conducting his or her own independent inspections, investigations, inquires, 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. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable

for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company 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 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.

SYRACUSE, IN

SCHRADER
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Auction Manager: Gary Bailey
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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					

ABSOLUTE AUCTION

REAL ESTATE & LIQUOR LICENSE
TURN-KEY COMMERCIAL PROPERTY ON 4 LOTS

FORMERLY Duffy's Pub & Grub



TO SELL REGARDLESS OF PRICE, COME AND BID YOUR PRICE!!!

TURN-KEY RESTAURANT • BAR • MULTI-USE PROPERTY
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In the Heart of the "Wawasee Lakes Area"

SYRACUSE, IN

SATURDAY, APRIL 28 • 10:00 AM

SCHRADER
Real Estate and Auction Company, Inc.

ABSOLUTE AUCTION

SATURDAY, APRIL 28 • 10:00 AM

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SYRACUSE, INDIANA



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PROPERTY LOCATION:

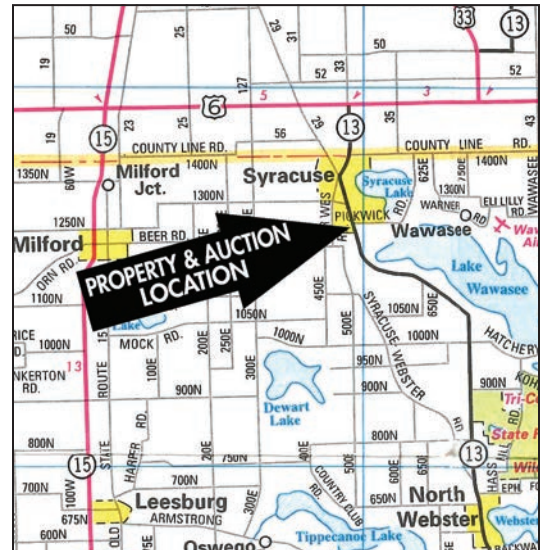
717 S. Huntington St., Syracuse, IN.
On SR 13, in Syracuse, located between Verizon and Pizza King.

AUCTION LOCATION:

On site.

IDEAL LOCATION IN SYRACUSE, IN

on approximately .65± acre with plenty of parking. Presently set up for bar & grill operation, restaurant includes dining room & lounge fixtures, all kitchen equipment, tables, chairs, restrooms. Facility easily converted to retail or office space. Don't miss an excellent opportunity to own this property on one of Syracuse's prime locations. Approximately 3180 sq. ft. of space. The liquor license shall be assigned to the new owner. Liquor license is subject to state and local approval, and it is not guaranteed to pass to the buyer. The sale of the real estate is not subject to the passing of the liquor license to the buyer.



FORMERLY DUFFY'S PUB & GRUB • Court Reciever James L. Walmer



Look for more photos on our website: www.SchraderAuction.com

Sale Manager: Gary Bailey 800-659-9759

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ONLINE BIDDING AVAILABLE - You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company at 800-451-2709.