



Timed Online Only
**Retail Meat Processing &
Sales Equipment Auction**
Online Bidding Starts Closing:
Thursday, September 15 • 10am

Sealed Bid
Commercial Retail
Property Auction
Real Estate Bids Due:
Thursday, September 8 • 10am

SEPTEMBER						
Su	1	2	3	4	5	6
Mo	8	9	10	11	12	13
Tu	14	15	16	17	18	19
We	20	21	22	23	24	25
Th	26	27	28	29	30	
Fr						

Sale Manager: Drew Lamle #SAL.2021005796 (Salesperson)
Auctioneer: Rex D. Schrader II #2012000041 (Auctioneer),
#BRK.2014002282 (Broker)
Auction Company: Schrader Real Estate and Auction Company, Inc.
#REC.0000314452 (Jeffersonville, OH), #BBB.2010001376 (Irwin, OH),
#B3198513759 (Auctioneer)

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Corporate Headquarters:
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • www.schraderAuction.com

108 S. Michigan Avenue, Edgerton OH 43517

Sealed Bid
Commercial Retail
Property Auction

Real Estate Bids Due:
Thursday, September 8 • 10am

- Turnkey Commercial Retail Building with Exceptional Road Frontage
- Situated in Downtown Edgerton with Great Visibility
- Located on US 6/0H-49 (Michigan Ave.)
- Formerly Edgerton Meats



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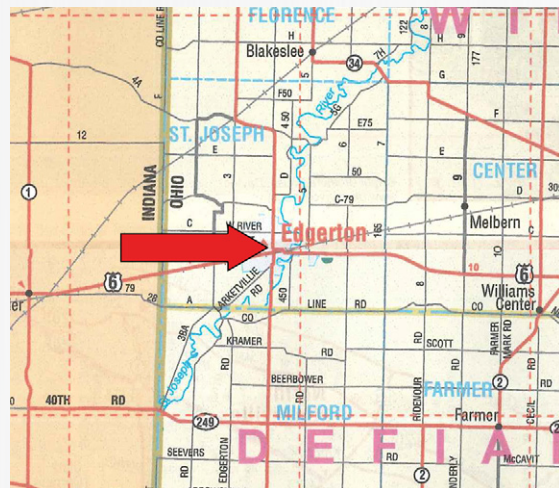
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Sealed Bid Commercial Retail Property Auction

Auctioneer's Note: Edgerton Meats has been a small-town business offering quality meats & cheeses to the community for a number of years. This turnkey, Brick Building on the corner of S Michigan Avenue (US 6/OH-49) & Indiana Street offers great value from a visibility & traffic volume standpoint. This is your opportunity to continue providing high quality meats & cheeses to Edgerton & surrounding communities, or upgrade your building in a great community!

Bid Delivery: Sealed bid packets will be made available to interested parties prior to the auction. All sealed bid packets need to be completed, signed & returned to the Auction company via email to **drew@schraderauction.com** or **delivered to Schrader Real Estate & Auction by Thursday, September 8 at 10am.**



Property Address: 108 S. Michigan Avenue,
Edgerton, OH 43517

REAL ESTATE TERMS & CONDITIONS:

BIDDING PROCEDURE: The property will be offered as a Single Tract Sealed Bid Auction. All bids are subject to the Seller's acceptance or rejection.

PURCHASE CONTRACT: With the submission of a Bid(s), each Buyer is required to sign the purchase contract documents in the forms provided in the Sealed Bid Packet. All statements & information in the marketing materials are subject to the terms & conditions of the purchase contract documents. Seller shall not be bound by any statement, promise or inducement that is not contained in the purchase contract documents.

DOWN PAYMENT: 10% of the total contract purchase price must be delivered with your sealed bid, with the balance due in cash at closing. The down payment may be made in the form of cashier's check, personal check, or corporate check. If your bid is not accepted, your check will be returned to the address you provide with your sealed bid or sent via wire transfer. If a wire transfer is your preferred method for returning your funds, if you are not the successful bidder, you will need to provide

wiring instructions at the time of your bid submission. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.

DEED: The property will be conveyed by Warranty Deed, subject to the Permitted Exceptions.

TITLE INSURANCE: Seller will furnish, at Seller's expense, a standard owner's title insurance policy, subject to the Permitted Exceptions.

CLOSING: The targeted closing date will be approximately 45 days after Seller's acceptance deadline.

POSSESSION: Possession shall be at closing.

SURVEY: A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in the Seller's sole discretion.

TRACT MAPS: All tract maps & acre estimate in the marketing materials are approximations based on existing tax parcel data, legal descriptions &/or aerial mapping data & are not provided as survey products.

REAL ESTATE TAXES: Real Estate taxes shall be prorated to the date of closing.

CONDUCT OF AUCTION: The conduct of the Sealed Bid Auction will be at the direction & discretion of the Auction

Real Estate Bids Due:
Thursday, September 8 • 10am



**Real Estate Inspection
Dates:** Wed, Aug. 17 • 4-6pm
& Thur, Aug. 25 • 4-6pm

Property Description: This brick, 2,600± sq.ft. retail commercial building, sits on a 5,100± sq.ft. lot, that offers endless potential in the Village of Edgerton OH. This building features a 25'x36' retail show room with an entrance off of both S Michigan Ave (US 6/OH-49) & W Indiana St. This building also offers a 12'x11' bakery room, already equipped with a stainless-steel hood & a 14'x11' cooled, meat processing room. For proper food handling there is a 14'x12' Tyler meat cooler, 8'x10' Tyler walk-in freezer & an 8½'x9½' Kason dairy cooler. Products can be received through a 7' roll up door located off of Indiana street & staged in the 28'x11' receiving room. The interior is turnkey & ready for a new owner to make their own successful business!



Timed Online Only Retail Meat Processing & Sales Equipment Auction

Online Bidding: Be watching **SchraderAuction.com** for more information & a full lineup of equipment to be offered! Online bidding will take place on **Schrader.Nextlot.com!**

Equipment to be Included:

- (2) 6 door Hill Phoenix refrigerators, 15' L x 7' H x 3 ½' D
- (3) 8' McCray Meat Cases
- (2) Ishida Digital Scales & Labeling Machines, WIFI accessible
- Hobart Stainless Steel Bandsaw
- Hobart Deli Slicer
- Hobart Meat Tenderizer
- Hobart Meat Grinder
- (4) Stainless Steel Tables
- Stainless Shelving
- Washer & Dryer

**Personal Property
Inspection Date:**
Wed, Sep. 14 • 3-6pm



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Thursday, September 15 • 10am



PERSONAL PROPERTY TERMS:

PAYMENT: Payments may be made online or onsite in the forms of cash, check or credit card (4% CC Surcharge Applies) on Thursday, September 15 from 4-7 pm or Friday, September 16 from 9am-3pm or by calling main office for ACH & credit card payments both days during normal business hours @ 260-244-7606. ALL payments need to be made by Friday, September 16 by 3pm! **10% BUYERS PREMIUM APPLIES.**

NOTE: Please check e-mail & junk mail for invoice, & add auctions@schraderauction.com to your preferred sender list. If you believe you have won items but have not received an e-mail within 1 hour of auction ending, call main office @ 260-244-7606. Text messages will be sent only as a reminder of pick up, not what lots bidders have won. It is the buyers responsibility to contact the auction company. Land lines slow down the process of contact, please list cell phone # during registration.

LOAD OUT: Thursday, September 15 from 4-7pm or Friday, September 16 from 9am-3pm - 2 day load out only! Due to property being offered prior, NO LOADER AVAILABLE - BUYER WILL BE RESPONSIBLE FOR REMOVAL OF ALL PURCHASED ITEMS!!

Sale Manager: Drew Lamle • 260.609.4926

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