

Terms & Conditions

PROCEDURE: This property will be offered in two individual tracts, or a combination of both tracts. The property will be sold in the manner resulting in the highest total sales price. The "Island" or tract 2 will not be sold separately unless the main house is sold.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bids are subject to the seller's acceptance or rejection.

BUYER'S PREMIUM: A two percent (2%) Buyer's Premium will be added to the successful bid to determine the Contract Purchase Price.

EARNEST MONEY: \$10,000 check payable to The Tucker Schrader Auction Company will be required the day of the auction in order to bid. This check will be returned if you are NOT the successful bidder.

DOWN PAYMENT: 10% down payment is due on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashiers check, personal check or corporate check. Your bidding is not conditional upon financing so be sure you have arranged financing prior to the auction, if needed, and are capable of paying cash at closing.

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

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

POSSESSION: Possession of the property shall be given at the time of closing.

REAL ESTATE TAXES: The real estate taxes shall be prorated to the date of closing. All taxes and assessments due and payable hereafter shall be paid by the Buyer.

SURVEY: A new survey has been ordered by the Seller and shall be provided to the successful bidder(s). Copies shall be available for review by prospective bidders. The survey shall show the current location of improvements and easements.

AGENCY: Tucker/Schrader Auction Company LP 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. Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. 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.

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.

2% Buyer Broker Fee available to agents properly registering bidders by July 10 per Broker Guidelines. Call for details or go to: www.indiana-homes.com

A Unique Place for Families to Come Together & Enjoy the Fullness of the Lake Wawasee Experience.

*A Rare Opportunity!
Make Memories for a Lifetime!*

Auction Held On Site
Friday, July 13, 2012 • 2pm

Tucker-Schrader Auction Co., L.P.
9201 N. Meridian St., Indianapolis, IN 46260

Office: 317-566-2399 • Fax: 317-566-2398
E-Mail: jstewart@talkrotucker.com
AC39300017 • AU01005815

Agent: Jim Poole, Realtor, 317-715-9189
Auction Manager: John Stewart, 317-566-2399
Auctioneer: Rex D. Schrader, 800-451-2709

www.schraderauction.com

317.566.2399



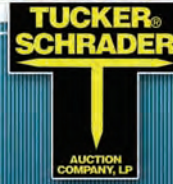
- Breathtaking Views of Lake Wawasee
- 12 Total Bedrooms on the Compound
- Private Island with Guest House & Bungalow
- 139 Feet of Wawasee Lakefront
- Ample Parking for 20+ Vehicles
- Excellent Development Potential

Syracuse, Indiana
Lake Wawasee

2 Acres of Prime Lakefront
with Home, Peninsula & Private Island

REAL ESTATE AUCTION

One of the Largest Land Offerings on Lake Wawasee in Recent History



Syracuse, IN • Lake Wawasee

2 Acres of Prime Lakefront

with Home, Peninsula & Private Island

REAL ESTATE AUCTION

Friday, July 13, 2012 • 2pm

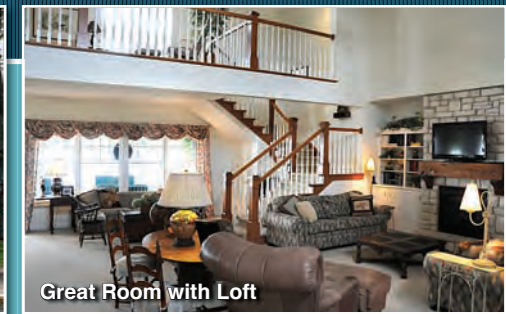
DIRECTIONS: Go north from Indianapolis on State Road 13 to Syracuse, IN. Turn right (east) at the Dairy Queen on Pickwick Drive. Continue on Pickwick to Kings Dr. Turn right on Kings Dr. and follow to stop sign. Turn right onto Island Avenue to the end of the island.

PROPERTY DESCRIPTION:

- An inviting, comfortable and spacious compound including a main lake home on peninsula built in 2000 with panoramic views of Lake Wawasee as well as private island with two additional homes!
- 139 feet of Wawasee lakefront as well as direct access to Kale Island Channel and Main Channel to Lake Syracuse.
- The main home boasts 7 large bedrooms, 4 ½ baths and an enormous great room. The additional private island includes a guest home with 3 bedrooms and 2 baths and a quaint bungalow with two bedrooms and a bath. The entire property has plenty of room to comfortably sleep 30 guests.
- The main home has a substantial screened porch with a breathtaking view of the lake and includes a closet for life vests, water toys and everyday boating needs.
- You can easily entertain large groups whether they arrive by boat or car.
- All appliances included!
- Heated, oversized garage(s) with storage area for outdoor furniture, snow mobiles, etc.
- The main home is professionally landscaped and has an irrigation system. The peninsula and private island both have tremendous open space with lots of room for outdoor entertaining. Room to park 20+ cars on the island.
- Furnishings and water craft are not included in the auction of the real estate, however, seller will discuss with buyer the possible purchase of these items.
- Property has two boat lifts and a boat shelter with a metal shell (no lift) on the channel, dock space on both sides of channel for full size boats, a large dock on the lake (four widths of docking) with two jet ski lifts, a sail boat platform and room for a boat to dock on either side.



Pier 690 on Lake Wawasee



Great Room with Loft



Do not miss this opportunity to fulfill your dream for your family on beautiful Lake Wawasee!



Panoramic Views



Private Bridge to Island



Island Getaway



Island Bungalow

INSPECTION DATES/TIMES:
 Sunday, June 10 • 1pm-5pm
 Saturday, June 23 • 1pm-5pm
 Sunday July 8 • 1pm-5pm



OWNER: Carolyn A. Carter Revocable Trust
AGENT: Jim Poole, Realtor, 317-715-9189
AUCTION MANAGER: John Stewart, 317-566-2399
AUCTIONEER: Rex D. Schrader, 800-451-2709

Visit our Website for Additional Photos and Information.
www.schraderauction.com
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