

**TERMS AND CONDITIONS**

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

**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. The seller reserves the right to accept or reject any bids.

**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 Warranty Deed.

**EVIDENCE OF TITLE:** Seller will provide title insurance in the amount of the purchase price.

**CLOSING:** Closing shall take place 15 days after proof of merchantable title.

**POSSESSION:** At closing.

**REAL ESTATE TAXES:** Pro-rated to day of closing.

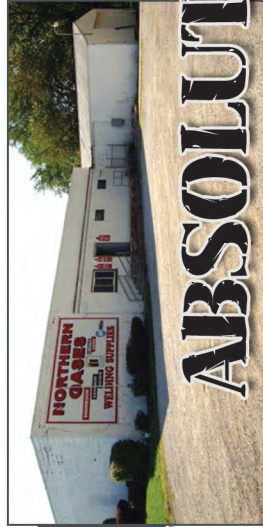
**SURVEY:** There shall be no new survey as the property has an existing legal description and an existing survey from December, 1999.

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

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PRIME COMMERCIAL  
REAL ESTATE

ABSOLUTE AUCTION

Follow us on:

**SCHRADER**  
Real Estate and Auction Company, Inc.

950 N. Liberty Dr., Columbia City, IN 46725  
260-244-7606 • 800-451-2709

**AUCTION MANAGERS:**

Gary Bailey and Gannon Troutner  
#AC63001504, #AU09200000, #AU11000010  
**800-659-9759 • 574-354-7822**

OCTOBER 2012							
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				



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dm - 515

Northern Gases in Marion, Indiana

PRIME COMMERCIAL  
REAL ESTATE

**ABSOLUTE AUCTION**  
SELLING  
REGARDLESS OF PRICE!



PRIME LOCATION  
MULTI-USE PROPERTY  
*Office • Storage • Retail Warehousing*  
INVESTMENT PROPERTY



Wednesday, October 3 • 6pm

Northern Gases in Marion, Indiana

PRIME COMMERCIAL  
REAL ESTATE

# ABSOLUTE AUCTION

SELLING REGARDLESS OF PRICE!  
Wednesday, October 3 • 6pm

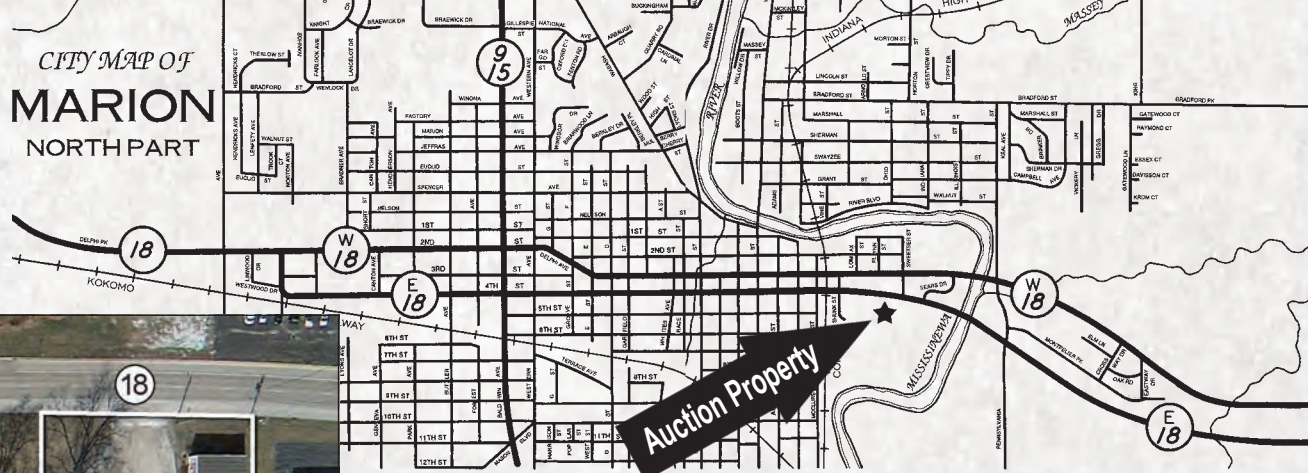
PROPERTY LOCATION: 720 E. 4<sup>th</sup> Street, Marion, IN  
(Indiana 18 East Bound Lane). East of downtown. 5.5  
Miles west of I-69.

AUCTION LOCATION: On site.



**OWNER:  
R.E.T.  
ENTERPRISES,  
LLC**

CITY MAP OF  
**MARION**  
NORTH PART



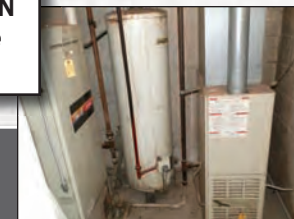
Great  
Location in  
Marion with  
excellent  
visibility  
on approximately  
1 acre with ample  
parking and room to  
expand. Remodeled

office and/or retail space in 2000, with loading  
docks, (2) service doors and overhead door with  
access to storage areas; 220 and 3 phase electric,  
2 restrooms, gas forced air heat and central air.  
Don't miss this opportunity to own this property,  
on one of Marion's prime locations. Approximately  
5,250 square feet of space.

Parcel ID 27-07-05-302-061.000-002

A buyer's  
premium of 10%  
will be added to  
the final bid price  
to determine  
the contract  
purchase price.

**INSPECTION DATES:**  
MON., SEPTEMBER 10, 1-3 PM &  
THURS., SEPTEMBER 13, 10 AM-NOON  
*For private inspections, call the sale  
managers*



SALE MANAGERS: Gannon Troutner 574-354-7822  
Gary Bailey 800-659-9759

**SCHRADER 800.659.9759**  
Real Estate and Auction Company, Inc. [GaryBaileyAuctions.com](http://GaryBaileyAuctions.com)