

**AUCTION TERMS & CONDITIONS:**

**PROCEDURE:** The property will be offered at oral auction. 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. **DOWN PAYMENT:** 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. You must have arranged financing. If needed, so be sure you have arranged financing. If needed, and are capable of paying cash at closing. **ABSOLUTE AUCTION:** The real estate is selling at absolute auction, without reserve, and will be sold to the high bidder, regardless of price. Successful bidder will be required to enter into purchase agreement at the auction site immediately following the close of the auction. **EVIDENCE OF TITLE:** The Seller shall provide a preliminary opinion of title to be made available to prospective bidders for review prior to bidding. If any buyer elects to purchase title insurance, the cost there-of shall be at such buyer's sole expense. Seller agrees to provide merchantable title to the property subject to all matters of record, general conditions of title, and similar or related matters. All tracts sold "AS IS". **DEED:** Appropriate deed will be delivered at closing. **CLOSING:** Closing shall take place 30 days after auction date, or as soon thereafter as applicable closing documents are completed. **REAL ESTATE TAXES:** Real estate taxes will be prorated to the day of closing. **POSSESSION:** Day of closing, immediately following the closing. **ACREAGE:** All boundaries are approximate and have been estimated based on aerial sketches. **SURVEY:** A new perimeter survey will be completed, concerning the property. The Seller shall warrant 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 Auctioneer reserves 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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**Auction Managers:**  
Kevin Wendt, CAI  
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**GREAT BUSINESS OPPORTUNITY!**

**Absolute SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!**

**AUCTION**

**Monday, July 20 • 2:00 pm**

HELD ON SITE

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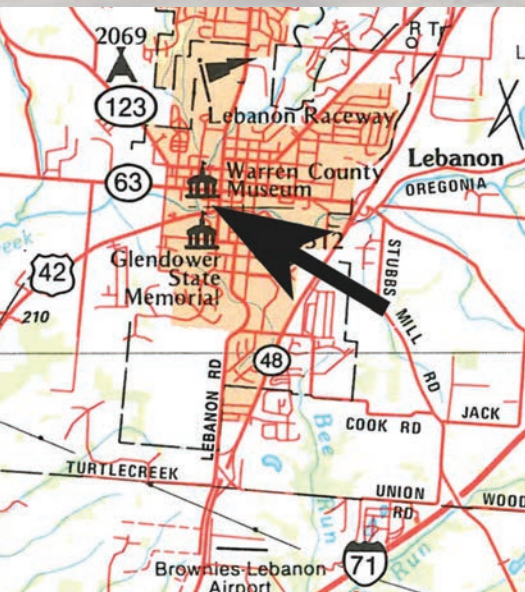


*Great Business Opportunity!*

# AUCTION

*Absolute*  
**Monday, July 20 • 2:00 pm**

**SELLS TO THE HIGHEST BIDDER REGARDLESS OF PRICE!**



Auction held on site.  
**PROPERTY LOCATION:**  
The property is on the corner of Sycamore Street and Hwy 42 (Cincinnati Avenue) on the south side of Lebanon, Ohio.

**.5± ACRE,**  
**5348 SQ. FT. BUILDING**  
Easy access; High Traffic Volume;  
Off-street Parking; Prime Location;  
Frontage on both Sycamore Street and Hwy 42 (Cincinnati Avenue);  
Dock area with overhead door; Newer hot water boiler heating system;  
Zoning; Central Business District.



**INFORMATION/INSPECTION DATE:**  
**Thursday, July 2, 10AM - Noon**  
Meet a Schrader Representative at the property for more information. Or call Dale Evans at 260-894-0458 for a private showing.

*Consider the income potential this property has to offer.*

The building has a great deal of character and rustic charm. Investigate the opportunities for investors and business owners alike, such as a restaurant, retail store or that ideal location for a new venture. The property was previously utilized as a retail feed store.

**SELLER: TRUPOINTE COOPERATIVE, INC.**

Auction Managers: Kevin Wendt CAI and Dale Evans  
1-800-451-2709, 260-894-0458

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