

ZIONSVILLE, INDIANA

Prime LAND AUCTION

Ideal Home Building Sites!

68± acres

offered in 12 building lots

- Zionsville Community Schools - Top Indiana School District with Four Star State Ranking
- 25 minutes to Downtown Indianapolis
- 30 minutes to Indianapolis International Airport



Call: John Stewart
For More Information
317-566-2399



Wednesday, November 18th • 6:00pm

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- Zionsville Community Schools - Top Indiana School

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317-566-2399
www.talktotucker.com



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 Tucker Auction Services
 AU 10100013, AC 31500045
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 and Auction Company and Site Strategies

NOVEMBER 2015

SUN	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	
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AUCTION COMPANY:
Tucker Auction Services
in cooperation with
Schradler Real Estate
and Auction Company and Site Strategies



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68± acres

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ZIONSVILLE, INDIANA

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INSPECTION DATES:
 Saturday, October 24th
 2 - 4 pm
 Saturday, November 7th
 2 - 4 pm
 F.C. Tucker Co Zionsville Office
 10 N. First Street

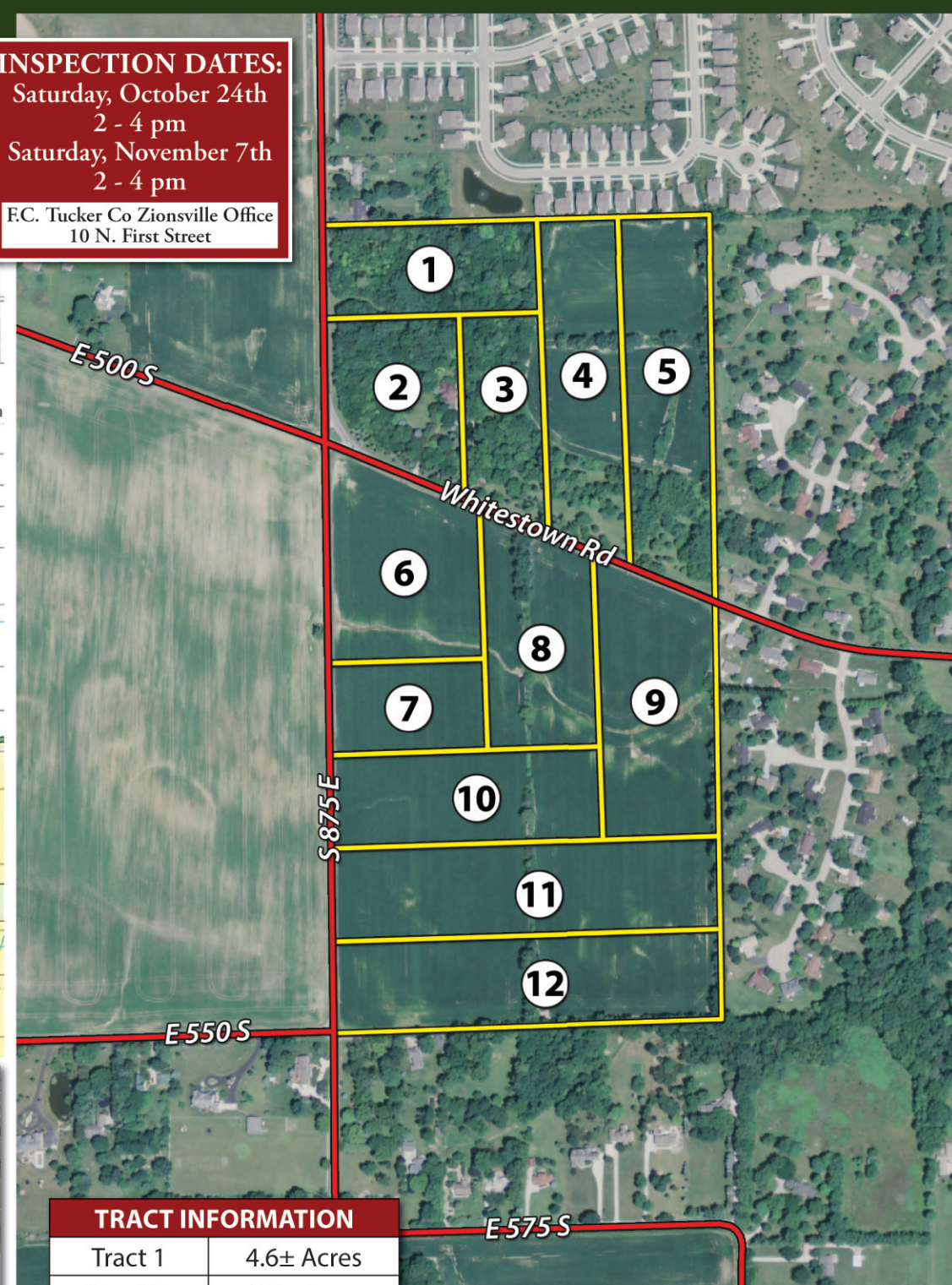
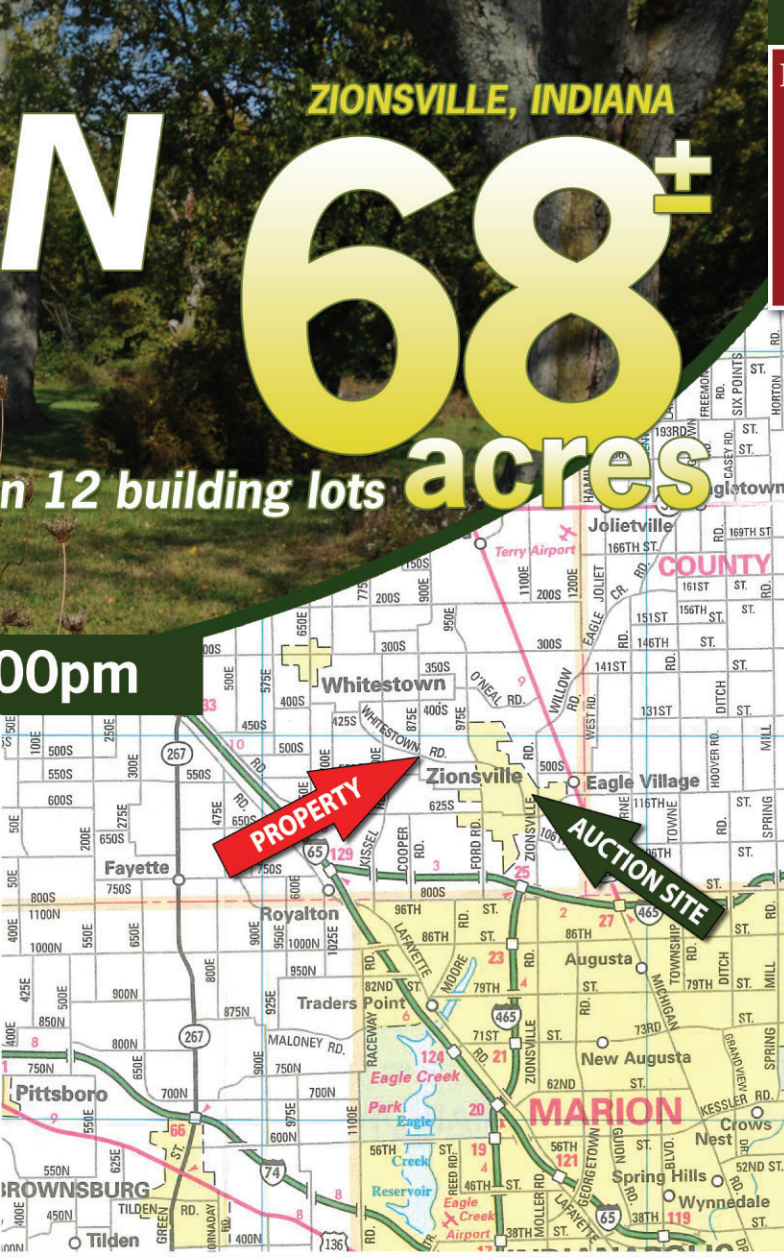
Wednesday, November 18th • 6:00pm

AUCTION LOCATION:
 Zionsville Lions Club, 115 S. Elm Street.

PROPERTY LOCATION: Intersection of
 Whitestown Road and CR 875 E., Zionsville, Indiana.

These 12 home building lots just west of Zionsville in Boone County are situated between US 421 and Interstate 65, providing excellent access to the Indianapolis Metro. Just a short 5-minute drive from Downtown Zionsville, this location is in the "Four Star" Zionsville Community Schools. Ideal for single family homes!

PROPERTY OWNERS: Sarah and Robert DeRossi



TRACT INFORMATION	
Tract 1	4.6± Acres
Tract 2	4.3± Acres
Tract 3	3.7± Acres
Tract 4	6.2± Acres
Tract 5	7.3± Acres
Tract 6	5.9± Acres
Tract 7	3.3± Acres
Tract 8	5.5± Acres
Tract 9	6.8± Acres
Tract 10	6.0± Acres
Tract 11	8.6± Acres
Tract 12	8.6± Acres

TALK TO TUCKER
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 E-mail: jstewart@talktotucker.com

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The real estate, comprised of twelve (12) lots, owned by Sarah & Robert DeRossi, husband and wife, is being sold at public auction. The oral auction will be conducted at the Lions Club in downtown Zionsville, Indiana at 115 S. Elm, on November 18, 2015 at 6:00 p.m. The property will be offered in 12 individual lots, any combination of two or more lots, and as one entire tract. There will be open bidding on all lots and combinations during the auction as determined by the auctioneer. Bids on lots, lot combinations and the entire property may compete.

EARNEST MONEY: A personal check in the amount of 20% of the sales price payable to Title Services will be required, along with a signed purchase agreement on the day of auction. Earnest money is non-refundable unless:

- (1) The Seller does not accept the offer
- (2) The Town of Zionsville does not approve of the final platting and variance. In all of these cases, the earnest money will be returned.

Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

RESERVE PRICE(S): Are confidential

ACCEPTANCE OF BIDS: The successful bidder(s) will be required to sign a purchase agreement immediately following the close of the auction. All final agreements and bid prices are subject to the Seller's acceptance or rejection. Such acceptance or rejection will be by the Seller no later than Monday, November 23, 2015 at 12:00 noon, with copies of the accepted purchase agreements delivered to bidder no later than Tuesday, November 24, 2015. A 2% Buyer's Premium will be added to the successful bidder's final sales price.

BUYER PREMIUM: A Buyers Premium equal to two (2%) of the high bid amount will be charged to the buyer(s) and added to the high bid to arrive at the contract purchase price.

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

DEEDS: Seller shall provide at closing a warranty deed. All the real estate is being sold subject to any existing easements and right of ways of record. All the real estate is subject to final plat and variance approvals by the Town of Zionsville.

POSSESSION: Possession shall be at closing.

PLAT MAP: Seller will provide a plat map with dimensions of said lots in the bidder's packet.

ACREAGES: All lot acreages, dimensions and proposed boundaries are approximate and have been based upon current information from HWC Engineering.

CLOSING: The balance of the purchase price is due at closing. Closing shall be the later of April 1, 2016 or within 14 days after approval of the secondary plat and variance by the Town of Zionsville. Closing will be at Title Services (9201 N. Meridian Street, Indianapolis, IN) and the closing fee shall be shared 50:50 between Buyer and Seller.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at his or her own risk, independent inspections, investigations, inquiries and due diligence concerning the real estate. Please attend one of the property inspections on October 24th or November 7th at the F.C. Tucker Company Zionsville Office located at 10 N. First Street to discuss concerns and ask questions.

BROKER PARTICIPATION: Brokers are welcome. A 2% commission will be paid to the broker whose prospect pays in full and settles at closing. To qualify for commissions, the real estate agent must be a qualified and duly licensed broker and must first register the prospect on a registration form available from Tucker Auction Services.

AGENCY: Tucker Auction Services, Schrader Real Estate and Auction Company and Site Strategies Advisory LLC 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 Agreement to Purchase. 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 their own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but 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 Seller and Auction Company 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 BY THE AUCTIONEER AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

