

Absolute Real Estate Auction

Monday, August 24 • 6pm

Auction will be held at: Urbana Lions Club Building • 44 Half St. Urbana, IN

23 Tracts:

- 19 Homes & Rental Properties in Wabash
 - 1 Home Fort Wayne
 - 19± Acres with Home, Potential Building Site & Woods Near Larwill
- IN TOTAL:** • 6 Single Family Homes • 14 Homes with 35 Apartments • A 10 Unit Apartment Building • Warehouse with Apartment

Su	M	Tu	W	Th	F	Sa
	2	3	4	5	6	7
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23/30	24/31	25	26	27	28	29



SALE MANAGER: Gary Bailey • ph: 260.417.4838
 email: gary@garybaileyauctions.com
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 44 Half St. Urbana, IN 46990

Bid your price on your choice of any tract, any combination of tracts, or on all the properties. **All properties will be sold absolute regardless of price.**

ONLINE BIDDING AVAILABLE

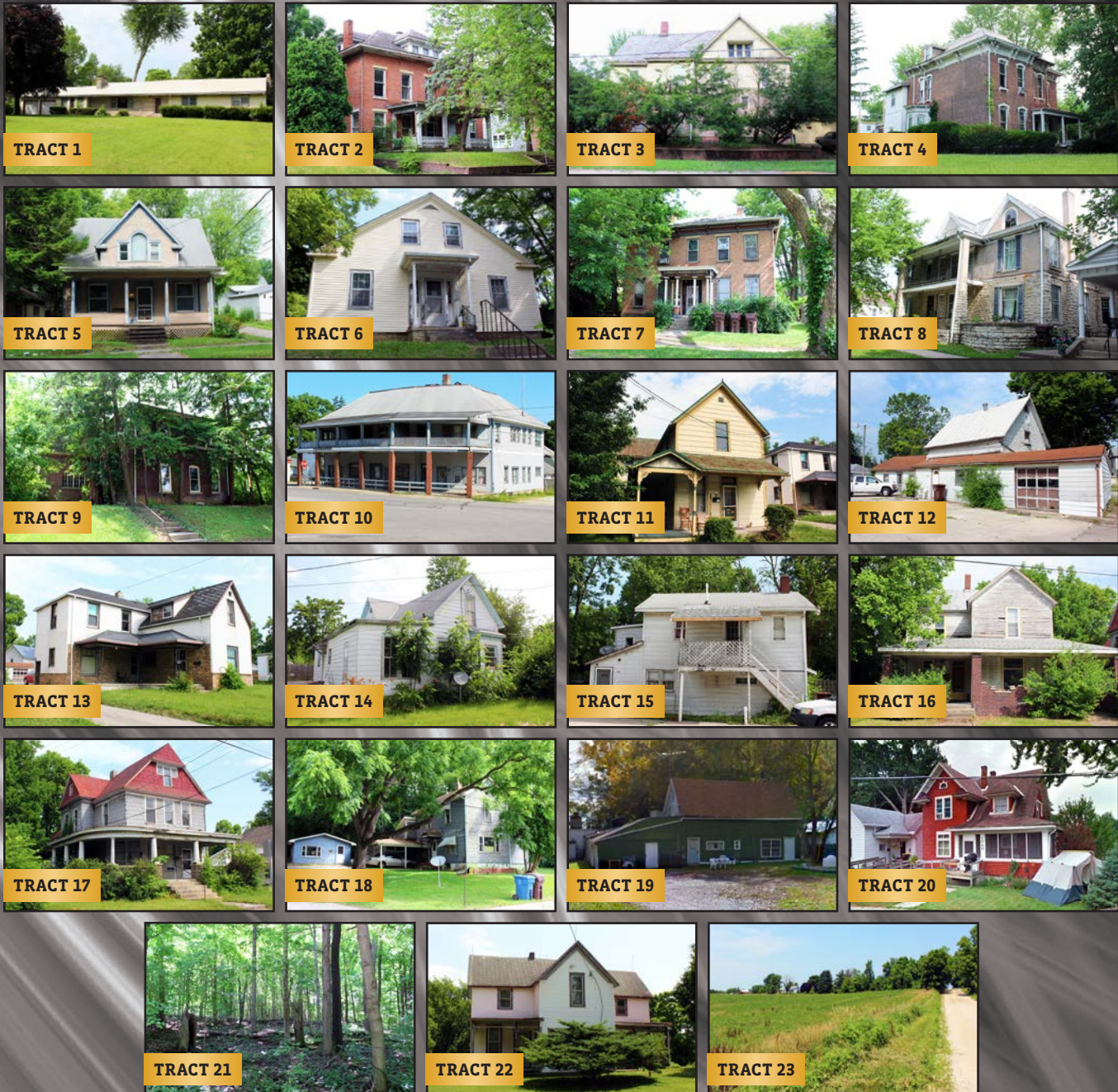


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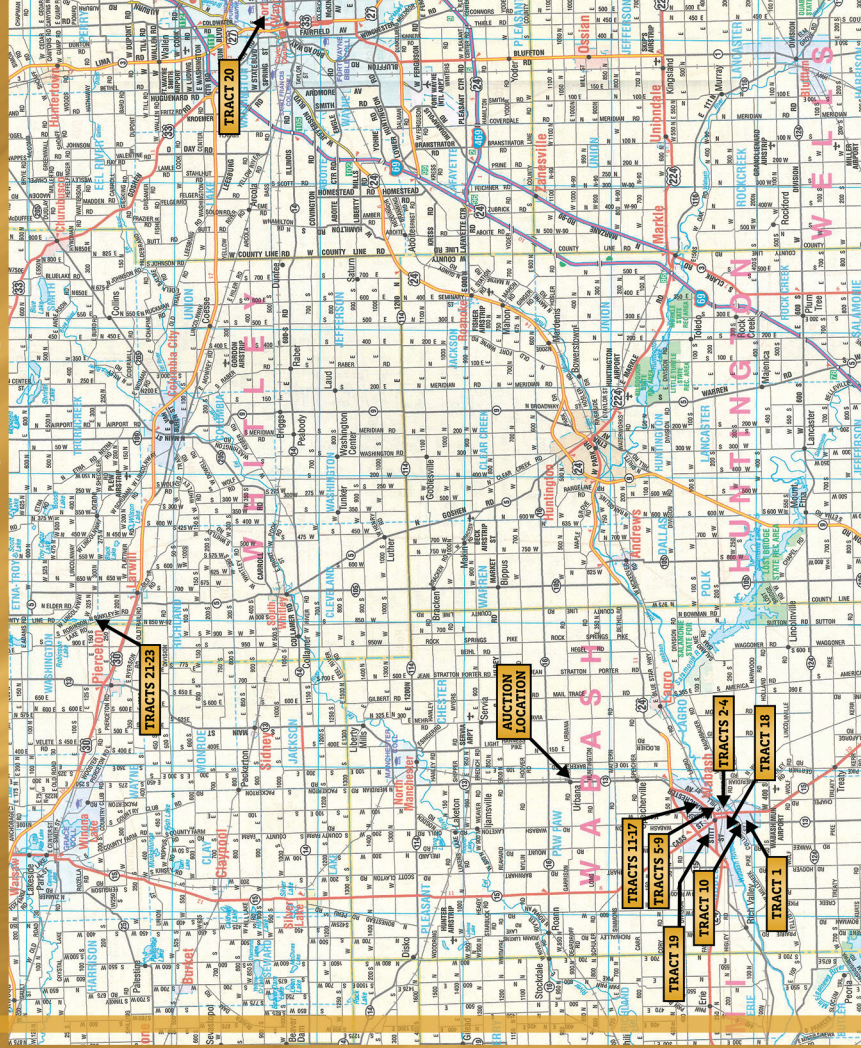
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Inspection Dates:

The Wabash properties will be Sat., August 15 at 9am starting w/ Tract 1 & progressing to Tract 19. 20 minutes will be given at each Tract. If more time is needed, we will attempt to accommodate.

The Fort Wayne property, Tract 20, will be Sun., August 16 from 11am-12pm.

The Larwill property, Tracts 21-23, will be Sun., August 16 from 1:30-3pm.

Tracts 1-19 in Wabash, Indiana City Limits

- TRACT 1:** 1525 Peterson Dr., Wabash • Single family home
- TRACT 2:** 143 E Main St., Wabash • House w/ 5 apartments
- TRACT 3:** 196 E Main St., Wabash • House w/ 5 apartments
- TRACT 4:** 218 E Main St., Wabash • House w/ 4 apartments
- TRACT 5:** 58 Allen St., Wabash • Single family home
- TRACT 6:** 42 E Sinclair St., Wabash • Single family home
- TRACT 7:** 58 E Sinclair St., Wabash • House w/ 4 apartments
- TRACT 8:** 106 & 108 E Hill St., Wabash • House w/ 2 apartments
- TRACT 9:** 189 N Wabash St., Wabash • Single family home
- TRACT 10:** 480 Columbus St., Wabash • 10 unit apartment building
- TRACT 11:** 152 & 152 ½ Manchester Ave., Wabash • House w/ 3 apartments
- TRACT 12:** 162 ½ Manchester Ave., Wabash • Apartment w/ garage/storage
- TRACT 13:** 162 Manchester Ave., Wabash • House w/ 2 apartments
- TRACT 14:** 176 Manchester Ave., Wabash • House w/ 2 apartments
- TRACT 15:** 178 Manchester Ave., Wabash • House w/ 2 apartments
- TRACT 16:** 118 Manchester Ave., Wabash • Single family home (rough)
- TRACT 17:** 128 Manchester Ave., Wabash • House w/ 2 apartments
- TRACT 18:** 662 W Market St., Wabash • House 2 apartments & storage building
- TRACT 19:** 1172 Falls Ave., Wabash • Warehouse w/ apartment, warehouse is full of items

Tract 20 in Fort Wayne, Indiana

TRACT 20: 1040 Delaware St., Fort Wayne • Single family home

Tracts 21-23 on 3260 N Binkley Rd. in Larwill, Indiana with 19± Acres

- TRACT 21:** 13.8± acres, woods & recreational, w/ pond, & potential building site
- TRACT 22:** Country single family home on 2± acres w/ pole building
- TRACT 23:** 3.2± acres w/ approximately 3 tillable acres & potential building site

Tract Information:

Photos, title polices, and other information are available at: www.SchraderAuction.com

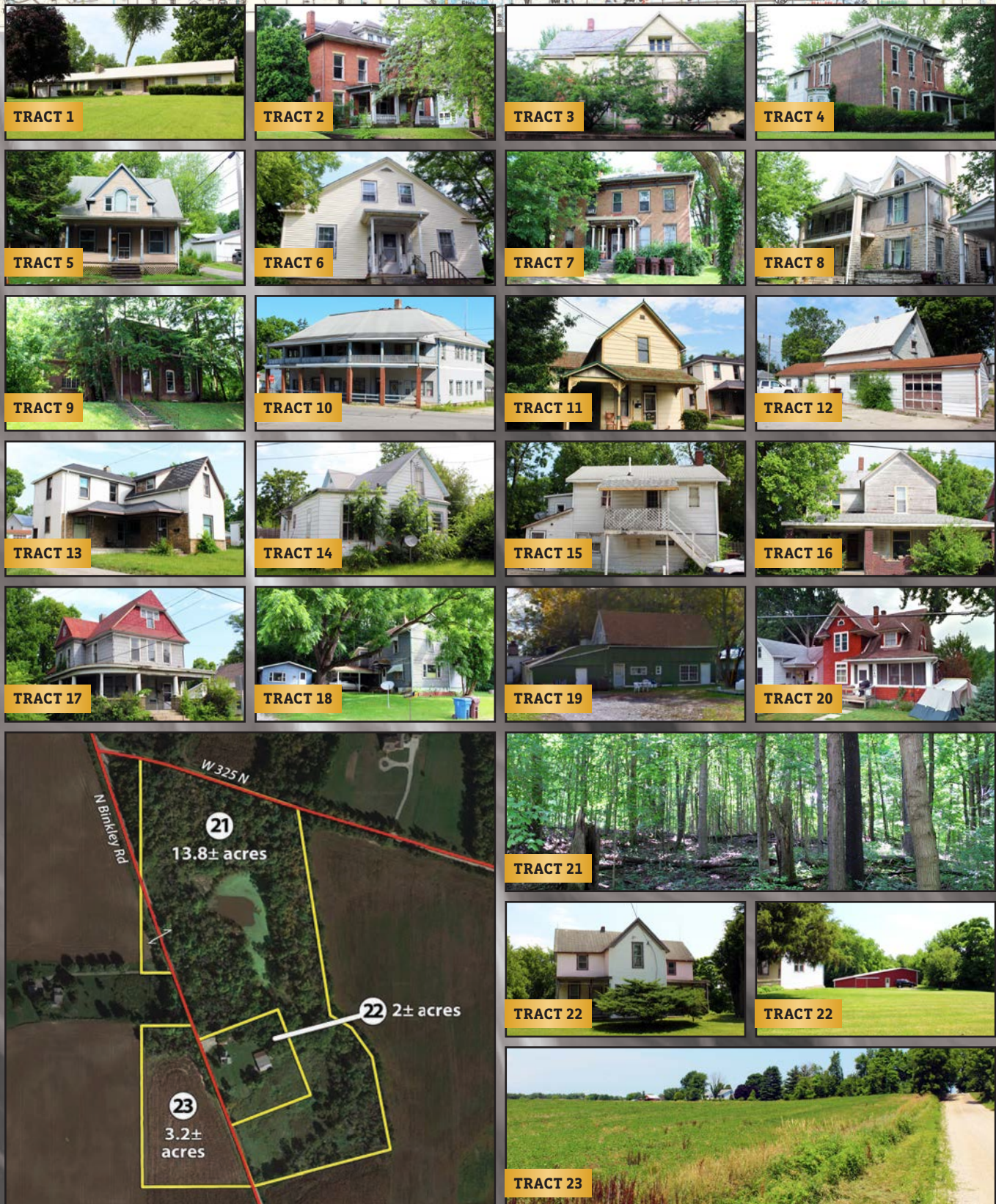
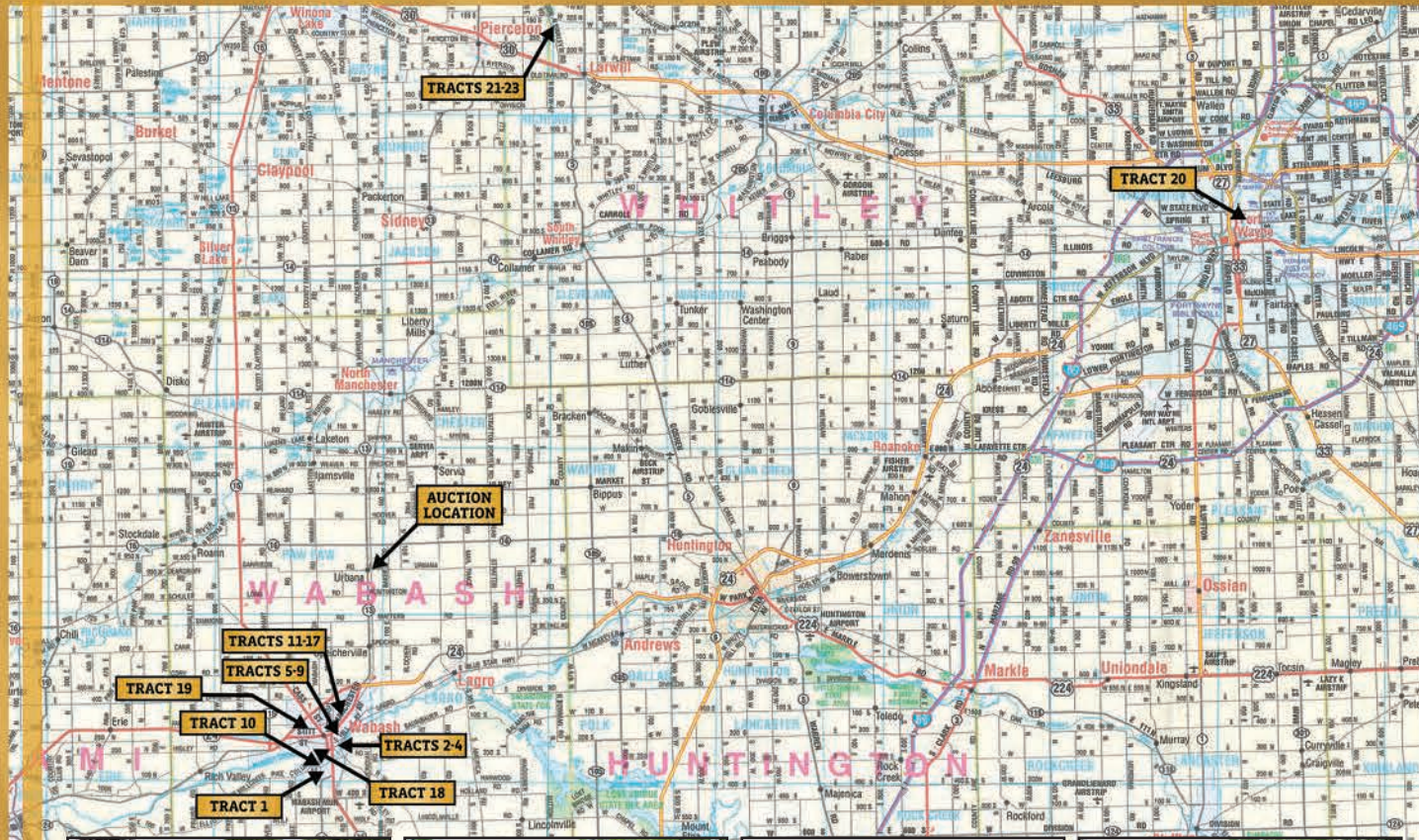
Bid your price on your choice of any tract, any combination of tracts, or on all the properties. All properties will be sold absolute regardless of price.

All tracts will be sold as is. Furniture, trash, or any items left on the property are the responsibility of the buyers. An updated list of any tenants will be available at closing. Vacating tenants are the responsibility of the new owners & subject to tenant's legal rights.

Owner: The Cleo Snyder Estate
Sale Manager: Gary Bailey **ph:** 260.417.4838
email: gary@garybaileyauctions.com

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TERMS & CONDITIONS

PROCEDURE: Bid on individual tracts, any combination of tracts or on the entire property. There will be open bidding on all tracts & combinations during the auction as determined by the auctioneer. The property will be sold in the manner resulting in the highest total sale price.

DOWN PAYMENT: 10% of the accepted bid as down payment on the day of the auction w/ 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, & ARE CAPABLE OF PAYING CASH AT CLOSING.**

ALL FINAL BIDS WILL BE ACCEPTED: All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bids will be accepted. Purchase agreements will be signed by the registered bidder only. If you choose to share the purchase w/ another party, you will be required to do so after the completion of closing as indicated on the signed purchase agreement.

DEED: Seller will provide a deed.
EVIDENCE OF TITLE: Sellers will provide title insurance in the amount of the purchase price.

CLOSING: Closing shall take place approximately 30 days of proof of marketable title. Sellers shall not be responsible for any closing costs incurred due to the Buyer's securing financing.

POSSESSION: At closing, subject to tenant(s)' leasehold rights.

REAL ESTATE TAXES: The Seller shall pay the 2019 real estate taxes, due in 2020. 2020 taxes shall be prorated to the day of closing.

DITCH ASSESSMENTS: The Buyers shall pay any ditch assessments due after closing if any.

SURVEY: There will be no new surveys on Tracts 1-20. Tracts 21-23 will be surveyed if there is more than one buyer. There shall be no survey if 21-23 are purchase by one buyer. Any cost for a new survey shall be share equally by buyer & seller.

EASEMENTS: The sale of the property is subject to any & all easements of record.

DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials is subject to the Terms & Conditions outlined in the Purchase Agreement. **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.** The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. No guarantee as

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ONLINE BIDDING AVAILABLE
You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. 800-451-2709