

ONLINE ONLY AUCTION

BIDDING OPENS: THURSDAY, OCTOBER 22 & CLOSES: THURSDAY, OCTOBER 29 @ 6PM



- Candlelight Plaza Mobile Home Park on 21± Acres
- Adjacent Wooded Land for Potential Growth on 18.85± Acres
- Prime Real Estate with City Water & Sewage

**39.85±
ACRES**
OFFERED IN 1 TRACT
Tippecanoe County
Indiana



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Online Bidding Available

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25	26	27	28	29	30	31

AUCTION MANAGER: Todd Freeman • 765.414.1863 (cell)
#AC63001504, #AU10300062

SCHRADER
Real Estate and Auction Company, Inc.

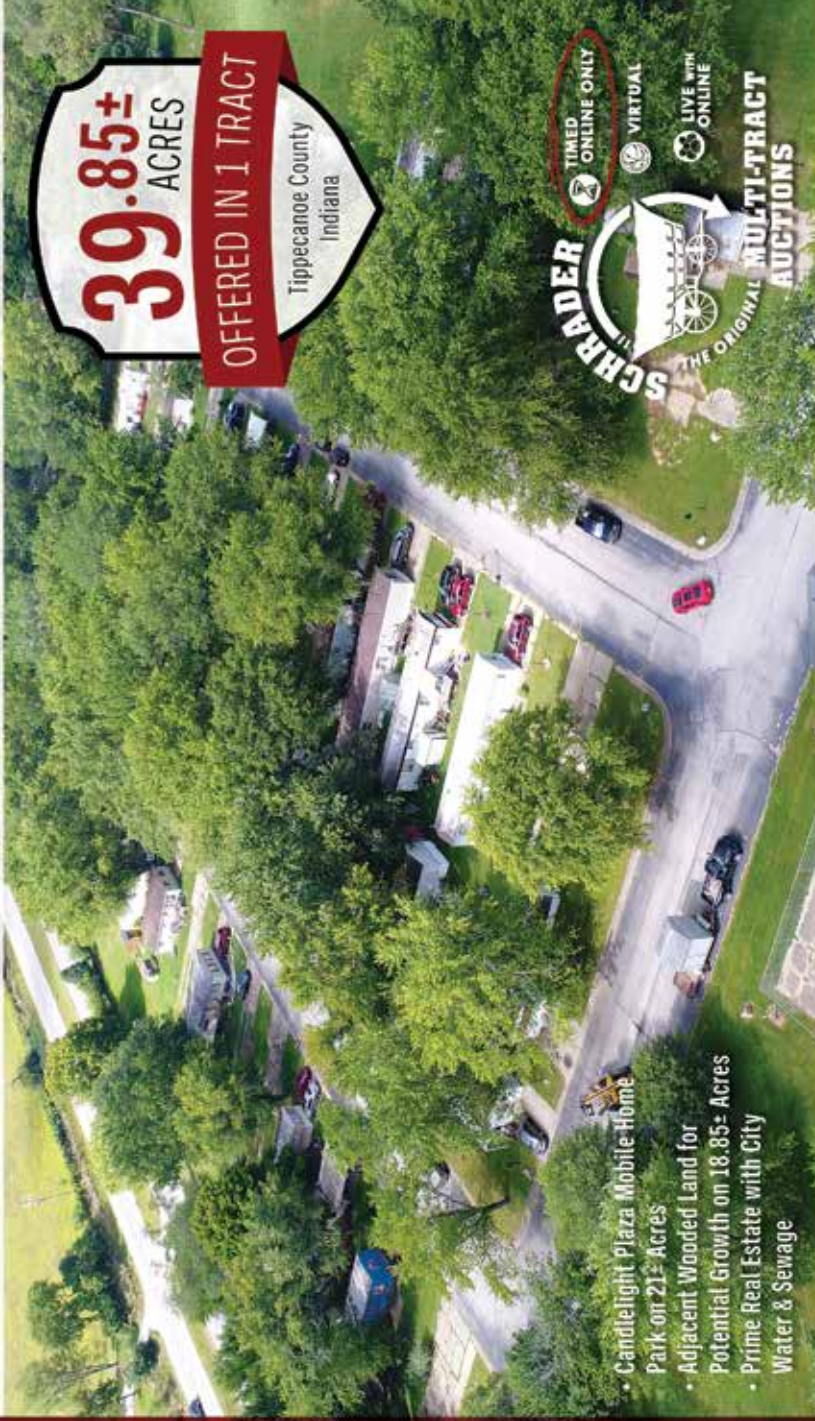
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DIRECTIONS TO PROPERTY: Just west of West Lafayette Indiana. Travel west on US 52 from the intersection of US 231 & US 52 approximately 1.5 miles to County Road N 400 W. Mobile home community and additional acres sit on the NW corner of US 52 and County Road 400 W. Watch for auction signage.

AUCTION LOCATION - ONLINE ONLY AUCTION: Please visit www.SchraderAuction.com for bidding details.



Great Opportunity to Invest in Prime Real Estate with Instant Income!

- Candlelight Plaza Mobile Home Park on 21± Acres
- Adjacent Wooded Land for Potential Growth on 18.85± Acres
- Prime Real Estate with City Water & Sewage

Excellent Location!

- Just West of West Lafayette Indiana on US 52
- Western Tippecanoe County

INSPECTION DATE: Mobile home community can be driven through at anytime. Open house will be Thursday October 15th from 9-11AM at the main building near entrance, meet Sales Manager on site that day.

39.85± ACRES: This tract contains 18.85± acre wooded lot, with over 500' of road frontage along County Road N 400 W, as well as 21± acres including Candlelight Mobile Home Park. There are 53 individual spaces currently rented with a total of 85 spaces available. This area also includes a 220' x 40' building, great frontage along US 52 and County Road N 400 W in West Lafayette, Indiana.



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.



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OWNER: Candlelight Development Corporation & Scott Lods
AUCTION MANAGER: Todd Freeman • 765.414.1863 (cell)

TERMS & CONDITIONS:
PROCEDURE: This property will be offered in 1 individual tract as a total 39.85± acre unit. The property will be offered via online auction only. Minimum bidding increments will be \$1,000. Contact Sales Manager if other bidding arrangements are needed. This must be completed one week ahead of auction day.
ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the close of the auction. Purchase agreements are available for review prior to the auction & will be posted on the website. All final bid prices are subject to the Sellers acceptance or rejection in its sole discretion.
DOWN PAYMENT: 10% down payment on the day after the auction w/ the balance in cash at closing. The down payment may be made in the form of wire transfer, cashier's check, personal check, or corporate check & shall be due on Friday October 30th, 2020. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, & ARE CAPABLE OF PAYING CASH AT CLOSING.
CLOSING: The balance of the purchase price is due at closing, which shall take place within 10 days from delivery of marketable title. Closing on or about November 30th, 2020 is anticipated. Closing costs for an administered closing shall be shared 50:50 between Buyer(s) & Sellers.
EVIDENCE OF TITLE: The Seller agrees to furnish Buyer(s) an updated commitment for an Owners

Policy of Title Insurance prior to closing. The property will be conveyed by a Warranty Deed as more specifically set forth in the purchase agreement.
POSSESSION: Possession shall be given at closing, pending the owners rights to retain 2020 income, Buyer to assume income for 2021 & thereafter. There are several abandoned mobile homes that are included in this auction. Any replacement titles will be the responsibility of the Buyer to obtain & Seller will not furnish any titles for these mobile homes.
REAL ESTATE TAXES: Seller shall pay the 2020 taxes due in 2021 & Buyer shall assume the 2021 taxes payable in 2022. Buyer shall assume any Assessments due after closing.
ACREAGE: All tract acreages, dimensions & proposed boundaries are approximate & have been estimated based on aerial photos & the current legal description.
EASEMENTS: Sale of the property is subject to any & all easements of record.
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller, if any.
SURVEY: There will not be a new survey completed. Property is expected to transfer via legal description. A survey dated January 1st 2007 is posted to the website for reference.
AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.
PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, their

own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection date has been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Buyers safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.
DISCLAIMER & ABSENCE OF WARRANTIES: All information contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation either expressed or implied, concerning the property is made by the Sellers or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & 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 Sellers or the Auction Company. Conduct of the auction & increments of bidding are at the direction & discretion of the Auctioneer. The Sellers & 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**