

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered at online only auction. Minimum bidding increments will be predetermined.

BUYER'S PREMIUM: A 6% Buyer's Premium will be added to the final bid price and included in the contract purchase price

DOWN PAYMENT: 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made 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.

ACCEPTANCE OF BID PRICE: The Successful Bidder will be required to enter into a purchase agreement immediately following the close of the auction. The seller has a right to accept or reject any or all bids.

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

DEED: Seller shall provide a Warranty Deed.

CLOSING: The balance of the purchase price is due at closing. The targeted closing date will be approximately 30 days after the auction. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession shall be on day of closing, immediately following the closing.

REAL ESTATE TAXES: The Buyer shall pay the 2021 Real Estate taxes due in 2022.

ACREAGE: The lot size, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos and a previous survey

SURVEY: No new survey shall be provided.

AGENCY: Schrader Real Estate and Auction Company and its agents are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS"

basis, & no warranty or representation, either express, or implied, concerning the property is made by the Seller or Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquires, & due diligence concerning the property. The info contained in the brochure is subject to verification by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction & increments of bidding are at the discretion of the Auction Company. The Seller & 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.**

ONLINE ONLY

REAL ESTATE AUCTION



APRIL	SU	M	TU	W	TH	F	SA
					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	

AUCTION MANAGER:

Gary Bailey • 800.659.9759 • 260.417.4838

#AC63001504, #AU09200000

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**Corporate Headquarters:**

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800.451.2709 • SchraderAuction.com

310 S MAIN ST (SR15) LEESBURG, IN 46538



BIDDING STARTS: TUE, APRIL 13 @ 8AM

BIDDING ENDS: THUR, APRIL 15 @ 6PM

6% BUYERS PREMIUM

ONLINE ONLY

REAL ESTATE AUCTION

310 S MAIN ST (SR15)
LEESBURG, IN 46538



4.5 Mi. North of US 30 & 8 Mi. South of US 6 • Well Maintained, Multi-Use Commercial Building • Excellent Location • High Visibility



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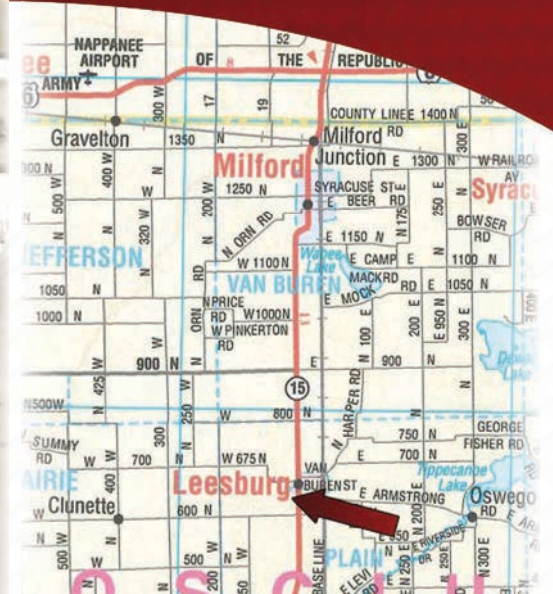
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- 4.5 Mi. North of US 30 & 8 Mi. South of US 6 • Well Maintained, Multi-Use Commercial Building • Excellent Location • High Visibility

AUCTION HELD ONLINE ONLY!

PROPERTY LOCATION: 310 S Main St.
(SR15) Leesburg, IN 46538



Building is approximately 13,348 sq. ft. with a showroom, 5 offices, 2 restrooms (1 with a shower and laundry hook up), kitchen/break room, shop area, work rooms, 7 overhead doors and a fenced area. Great opportunity for a business, storage space, office rentals, retail and commercial!

OPEN HOUSE/INSPECTION DATES:

Monday, March 22 • 11 am-1pm &
Sunday, March 28 • 1-3pm, or call
for private inspections.



Owners: DMT Enterprises LLC

Auction Manager: Gary Bailey • 800.659.9759 • 260.417.4838

SCHRADER
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