

Real Estate Auction—Explore the Potential!

# AUCTION

Rochester, Indiana—Fulton County

80+/-  
ACRES OFFERED  
IN (6) TRACTS

AERIAL  
VIEW



TRACT  
6

22.5 +/- Acres  
"Swing"

TRACT  
1

30.5 +/- Acres

TRACT  
3

5.0 +/- Acres

TRACT  
2

2.75 +/- Acres

TRACT  
5

8.0 +/- Tillable Acres

TRACT  
4

12.0 +/- Tillable  
Acres



Saturday, June 2<sup>nd</sup> at 10:00 a.m.

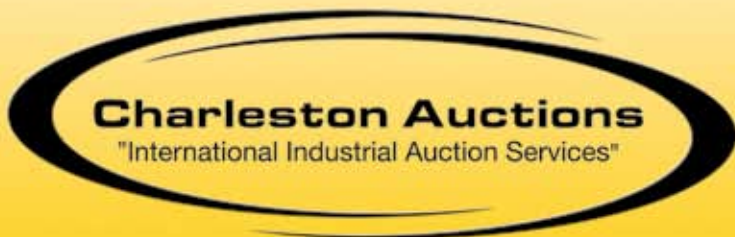
**Inspection Dates:** Saturday, May 12th from 10:00 a.m. to 1:00 p.m. & Thursday, May 24th from 5:00 p.m. to 7:00 p.m.

(Meet a Charleston Representative at Auction Tract #2)

Situated on Private 38 Acre Lake  
(*Barr Lake*)

- A great opportunity to buy at auction
- Turn-key campground with a large profitable seasonal base
- 45'–38 Acre natural lake
- (3) separate residences
- Tillable acreage

Property Location:  
7781 E. 300 N.,  
Rochester, Indiana  
46975.



COMPANY  
LICENSE:  
AC68900001

# Real Estate Auction—Profitable Business Opportunity!

## SIGNIFICANT CASH FLOW!!!

**EXCELLENT TURN-KEY BUSINESS OPPORTUNITY W/ LOYAL CUSTOMER BASE AND STRONG CASH FLOW!**



### Property Location:

7781 E. 300 N., Rochester, Indiana 46975.



**Auction Location:** On-Site (Auction will be conducted in tent between tracts 2 & 5).

**Charleston Auctions**  
"International Industrial Auction Services"

Visit our website for additional pictures and information:

[WWW.CHARLESTONAUCTIONS.COM](http://WWW.CHARLESTONAUCTIONS.COM)

### AUCTION TERMS & CONDITIONS

**PROCEDURES:** The property will be offered in 6 individual tracts, combination of tracts, or as a total 80 acre unit. There will be open bidding on all tracts and combinations during the auction determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

**DOWNPAYMENT:** 10% down payment on the day of the auction with the balance due in cash at closing. The down payment may be made in the form of cash, cashiers check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

**BUYER'S PREMIUM:** A 5% buyer's premium, to be borne solely by buyer, will be added to the final bid price of the real estate, thus determining the final selling price of the real estate.

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

**DEED:** Sellers shall provide a Warranty Deed.

**CLOSING:** Closing to be within 40 days of sale, however, closing may be delayed (only for tracts 1, 4, 5, and 6) only in the event that the local municipality or governing authority would require additional time in order to rule on whether or not the subdivision splits are appropriate for tracts 4 and 5. In such case, closing shall occur within 5 days of the granting of subdivision approval. Please note said purchase is not contingent upon the granting or approval of subdivision split for tracts 2 and 3. In the event buyer purchases tracts 1, 4, 5, and 6 as one tract, the above mentioned extension is not applicable and buyer will be required to close within said 40 day period from sale date.

**POSSESSION:** Possession will be given at closing for tracts 4, 5, and 6. Tillable acreage (Tracts 4 and 5) subject to 2007 crop rights. House possession (Tracts 1, 2 and 3) on August 31st, 2007.

**REAL ESTATE TAXES:** Shall be prorated to the day of closing.

**ACREAGE:** All boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** A new survey will be made where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Buyer(s) and Seller will share survey expense 50:50. Combination purchases will receive a perimeter survey only.

**EASEMENTS:** Sale of the property is subject to any and all easements of record.

**AGENCY:** Charleston Auctions, Inc. & Charleston Real Estate, Inc. and its representatives 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 Purchase Agreement. The property is being sold on 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 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 Sellers or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Sellers and 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 made by the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. AUCTION COMPANY OR OWNER NOT RESPONSIBLE FOR ACCIDENTS.**

# Auction Information



## Tract Descriptions:

**Tract # 1:** 30.5+/- acre turn-key campground containing 1,100 sq. ft. 2 bedroom, 1 bath home with Pool, Jacuzzi and excellent view of 38 acre private lake (Barr Lake). This tract would make a beautiful private residence, corporate retreat, and/or residential development. Consider the potential!

**Tract # 2:** 2.75+/- acre site with 1,272 sq. ft., 3 bedroom, 2 bath home.

**Tract # 3:** 5.0+/- acre site with 1,688 sq. ft., 4 bedroom, 1 bath home. Property contains a pole barn and pasture currently used as a horse farm.

**Tract # 4:** 12.0+/- tillable acres with road frontage. Potential building site on the corner of E 300 N and CR 800 E.

**Tract # 5:** 8.0+/- tillable acres with road frontage on CR 800 E. Great potential building site.

**Tract # 6:** 22.5+/- acre "swing" tract site with Lake Frontage, open rolling terrain, and partially wooded. This tract must be combined with an adjoining tract or tracts that provide road frontage or purchased by an adjoining landowner.



***Bid on any tract, any combination of tracts, or the entire property!***

**Seller:**  
Lakeview Campground

**Auction Managers:**  
Adam Olson & Chad Olson

**Contact:**  
Office: 260-373-0850  
Adam: 260-413-7290

**Auctioneers Note:** Investors, developers, and/or end users do not miss an opportunity to purchase this serene and extremely rare property at public auction. Campground has great seasonal base and produces significant cash flows (Contact Charleston for financial information). Property would make an excellent private residence, corporate retreat site, and/or continued campground resort. Explore the potential!!!

**Thinking of Selling your Real Estate?**

**Consider the auction method!**

Call a Charleston representative today for a confidential meeting.

**WWW.CHARLESTONAUCTIONS.COM**



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 AU10700009 AC68900001

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 PERMIT #1420

**Real Estate Auction  
 With Turn-key Business Opportunity**

**Sale Location:**

7781 E. 300 N., Rochester, Indiana 46975  
**Saturday, June 2nd** at 10:00 a.m.

Inspection Dates: Saturday, May 12th  
 from 10:00 a.m. to 1:00 p.m. & Thursday,  
 May 24th from 5:00 p.m. to 7:00 p.m.

JUNE						
SUN	MON	TUE	WED	THU	FRI	SAT
					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

**Saturday, June 2<sup>nd</sup> • 10:00 a.m. • Inspection Dates: Saturday, May 12th • 10:00 a.m. to 1:00 p.m.  
 & Thursday, May 24th from 5:00 p.m. to 7:00 p.m.**

**Real Estate Auction—Explore the Potential!**

**Property Location:**  
 7781 E. 300 N., Rochester, IN 46975

**7781 E. 300 N., ROCHESTER, INDIANA 46975**

**DRIVING DIRECTIONS**



**Driving Directions:**

**From Fort Wayne, IN:** Travel West on IN-114 for approximately 30 miles. Turn right on IN-19 traveling North for 10 miles. Turn left on W 900 S and continue to follow until road changes to E 300 N. Property is on left side of road.

**From Chicago, IL:** Traveling E on I-90 take exit 59A toward Indiana Toll Road. Take the IN-49 exit—Exit 31 toward Chesterton/Valparaiso. Turn right onto IN-49 S. Merge onto US 30 E and then onto US-31 S toward Indianapolis. Follow US-31 to IN-114 and turn left traveling East. Turn left onto IN-19 N and follow to W 900 S. Turn left onto W 900 S and continue to follow until road changes to E 300 N. Property is on left side of road.

**From Indianapolis, IN:** Travel North on US-31 for approximately 80 miles. Turn right onto IN-114 traveling East and turn left onto IN-19 N. Follow IN-19 N to W 900 S and turn left. Continue following W 900 S until road changes to E 300 N. Property is on the left side of road.