

REAL ESTATE AUCTION



**8260 S 800 E-92, Fort Wayne, Indiana
Whitley County**

**Real Estate Selling First @ 10:00 am
Assets will sell directly after real estate**

Real Estate Offered in 1 Tract

- 5,000+/- sq. ft. commercial warehouse-22ft. ceilings-Built 1998
- 2,200+/- sq. ft. 2-story, 3 bedroom, 2 bath home-Completely remodeled
- 4.5 acres
- Located within several feet of Allen County / Whitley County line

Auction Location: 8260 S 800 E-92, Fort Wayne, Indiana 46814.

Directions: Travel West on IN-14 to W. County Line Road. Travel South on W. County Line Road for approximately 2 miles and turn right at 8260 S. 800 E-92.

Owner: Southwest Imports

Auction Managers: Adam Olson & Chad Olson-(260) 373-0850

Auctioneers Note: This property presents a truly unique opportunity. Own the business turn-key or purchase the real estate and/or inventory separate. The real estate is in excellent condition. The commercial building contains 5,000 sq. ft. of warehouse and office area and was built in 1998. The inventory is in great condition and is ready for resale and/or personal use. Explore the potential!

First Class Mail
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Fort Wayne, IN
Permit No.
650



433 Council Dr., Fort Wayne, Indiana 46825

AUCTION

Former Assets Of:

SOUTHWEST IMPORTS

8260 S 800 E-92, Fort Wayne, Indiana 46814
Whitley County

SATURDAY, JULY 28TH • 10 AM

Preview Inspection:

**Thursday July 19th from
10:00 a.m. - 4:00 p.m.**



Auctioneers: Chad Olson AU10400029 • Company AC68900001
Adam Olson AU10700007 • 433 Council Drive, Fort Wayne, Indiana 46825

**E-mail us: info@charlestonauctions.com
or visit our website at www.charlestonauctions.com
1-260-373-0850 Fax: 1-260-373-0854
Toll Free: 877-301-9344**

Charleston Auctions
"International Industrial Auction Services"



CORE CUT CONCRETE GRINDER



**JOHN DEERE & SIMPLICITY
LAWN MOWERS**



**VARIOUS POTTERY &
INVENTORY PACKAGE**

INVENTORY AND REAL ESTATE AUCTION

Former Assets Of:

SOUTHWEST IMPORTS

Sale Location: 8260 S 800 E-92,
Fort Wayne, IN 46814 (Whitley County)

**Real
Estate To
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10:00 AM**

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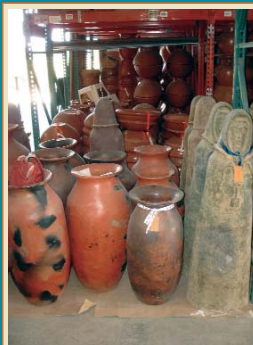
FURNITURE SETS



HONDA TILLER



INSTA-PAK
FOAM PAKER



INVENTORY
PACKAGE



WINE VAULT



SIMPLICITY RIDING MOWER



VARIOUS PUSH MOWERS

LAWN EQUIPMENT:

SIMPLICITY Citation Riding Mower, 48" Mower Deck, Unleaded Fuel, VANGUARD 21 HP Engine, Hydrostatic, S/N 06833

JOHN DEERE Riding Mower, Model LX178, 14 DHV Filtered Lube, K Series 14 HP High Torque Engine

HONDA Rear Tiller, Model FRC800, Cyclone Air Cleaner, 24" Capacity

CRAFTSMAN Self-Propelled Rear Bagging Push Mower, 22" Cut, 6.25 HP Engine

Lg. Qty. Of Various Lawn Maintenance Equipment Consisting Of: Weedeaters, Broadcasters, Wheelbarrows, Salamanders, Carts, Etc.

Lg. Qty. Of Various Tarps, Tile, Decorative Rock, Granite, Slate, Potted Plants, Etc.

MISCELLANEOUS EQUIPMENT:

INSTAPAK 808 Foam Packing System w/Digital Controls

Various Pallet Racking, 10' x 9' x 36"

CAMPBELL HAUSFELD 100 PSI Air Compressor

DEWALT Radial Arm Saw, 12" Capacity

SILTEC Digital Parcel Scale, Model PS-100L

CORE CUT Wet Type Concrete Grinder

Various Hand & Power Tools (I.E. Drills, Nailers, Staple Guns, Saws, Circular Sanders, Come-A-Longs & Chain Binders, Disc Grinders, Hammers, Flyers, Etc.

INVENTORY PACKAGE:

TO BE SOLD AS A PACKAGE

Complete Inventory Package Consisting Of: Pottery, Glassware & Bottles, Fire Pits, Table Top Decorations, Baker's Racks, Lightposts, Plates & Hangers, Hose Pots, Cocucho Jars, Iguana Pots, Yard & Patio Furniture

FAR TOO MUCH TO LIST! CALL FOR DETAILS!

OFFICE EQUIPMENT:

MINOLTA Copier, Model EP2010

BROTHER Intellifax 2800 Plain Paper Laser Fax Machine

Lg. Qty. Of Pan Shelving, Office Equipment, Wire Racks, Mop Buckets, Brooms, Televisions, Vacuum Cleaners

REAL ESTATE TERMS

PROCEDURES: The property will be offered in 1 individual tract.

DOWNPAYMENT: 10% down payment on the day of the 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, 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: The balance of the purchase price of the real estate (tract #1) is due at closing, which will take place on or before August 31st, 2007. Closing fee shall be split 50:50 between buyer and seller.

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: The seller will not provide buyer with a survey. If the buyer or buyer's lender requires a survey it will be at the sole cost of the buyer.

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

AGENCY: Charleston Auctions, Inc. & Charleston Real Estate and its representatives are exclusive agents of the seller.

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk and cost, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the land at any other time. Bidder shall repair any damage to the Property done by Bidder, its representatives and agents, while conducting any Inspections. In addition, Bidder shall indemnify, defend and hold Seller harmless for any claims or damages suffered by Seller relating to actions taken by Bidder, its representatives and agents, while conducting any Inspections.

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 decision of the Auctioneer is final.

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

IMPORTANT INFORMATION

SALE LOCATION: 8260 S 800 E-92, Fort Wayne, IN 46814 (Whitley County)

DATE & TIME: The Auction will begin promptly at 10:00 A.M. Local Time on Saturday, July 28, 2007. The doors will open at 8:00 A.M. auction day for final inspection and bidder registration.

PREVIEW INSPECTION: The items will be available for advance inspection from 10:00 a.m. – 4:00 p.m. Local Time on Thursday, July 19, 2007.

TERMS OF SALE: A 10% Buyer's Premium will be charged on all purchases if paid by Cash Or Check. 13% if paid by MasterCard or VISA. There will be a \$30.00 fee charged for all returned checks. All bidders must register and provide proper identification. All items are sold "as is, where is" and must be paid for IN FULL on sale day in CASH, CHECK OR MASTERCARD OR VISA, accompanied by A LETTER FROM THE PAYOR'S BANK GUARANTEEING QUALIFIED PAYMENT TO CHARLESTON AUCTIONS for this sale.

REMOVAL: All rigging and moving companies must show proof of insurance. No items will be removed without proof of payment. Removal times will be at the conclusion of the sale until 5:00 P.M.

THERE IS NO RIGHT TO ABANDONMENT OF ANY ITEMS. If additional time is needed, please contact the auction company to schedule an appointment. Lots not paid for and/or removed within the time allowed may be resold at public or private sale without further notice, and any deficiency, together with all expenses and charge of resale, will be charged to the defaulting purchaser. Your stamped paid receipt must be shown to checkout supervision prior to removal. Although checkout supervision will be provided, the auction company and sellers are not liable for lost or stolen items purchased at the sale.

NOTE: All information contained in this brochure and other advertising has been obtained from sources deemed reliable, neither the auction company, seller nor publisher shall be liable for any errors or for the correctness of descriptions. All purchases are made "as is, where is" based entirely on the personal inspection and/or opinion of the purchaser and without warranty or guarantee of any kind. Statements made sale day take precedence over printed matter.



DRIVING DIRECTIONS:

Travel West on IN-14 to W. County Line Road. Travel South on W. County Line Road for approximately 2 miles and turn right at 8260 S. 800 E-92.

FOLLOW AUCTION SIGNS!