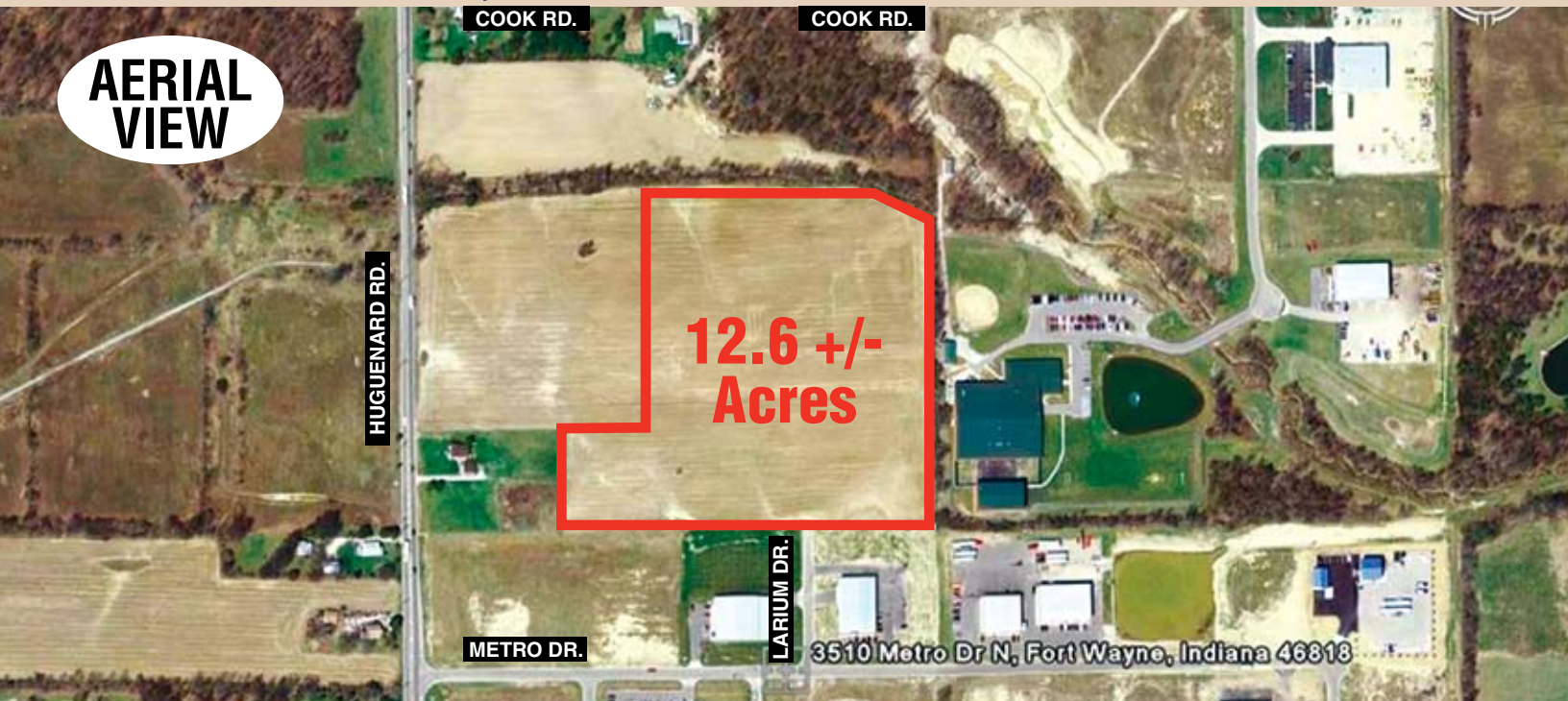


INDUSTRIAL LAND AUCTION

FORT WAYNE, IN – ALLEN COUNTY – WASHINGTON TWP.

AERIAL
VIEW



THURSDAY, MAY 3RD - 5:00 P.M. LOCAL TIME

12.6 Acres Selling in 1 Tract

Minimum Bid –
\$350,000⁰⁰

- Investment opportunity
- All utilities in-place
- 12.6 Acres located in rapidly growing northwest area
- Low development costs

COMPANY
LICENSE:
AC68900001

Real Estate Selling at 5:00 PM

PROPERTY INFORMATION:

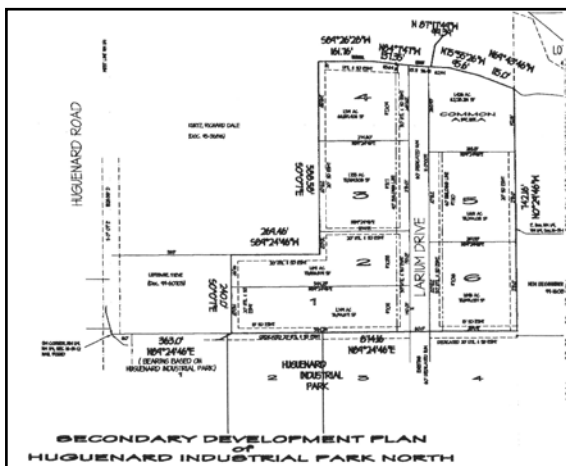


Property Description:

12.6 +/- acres located at the corner of Cook Rd. and Huguenard Rd. Property is complete with utilities in-place. Investors, Developers, and/or End Users pay attention! Don't miss an opportunity to purchase rare vacant land in Washington Twp. ready and set for development. Property is located within 1 mile of US 33 and 2 miles from I-69, US 30 & US 33 interchange.

Site Description:

Zoning: I-2 (P)—General Industrial
Topography: Level
Acreage: 12.6 +/-
Utilities: City
Access: Public Road



**Proposed secondary development plan*

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 1 individual tract. Open bidding will begin at disclosed minimum bid of \$350,000.00.

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, and are capable of paying cash at closing.

BUYER'S PREMIUM: There will be a 4% Buyer's Premium added to the high bid to determine the purchase price.

ACCEPTANCE OF BID PRICES: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection. Terms of purchase agreement are non-negotiable.

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

DEED: Seller shall provide appropriate Deed(s). Real Estate sold subject to all rights of way, legal highways, leases and easements of public record.

CLOSING: The balance of the purchase price is due at closing, which will take place 30 days after auction or upon seller election as soon thereafter, as closing documents are completed. Costs for an administered closing shall be shared 50:50 between buyer and seller. All lender costs shall be paid by the Buyer(s).

POSSESSION: Possession of the property at closing.

REAL ESTATE TAXES: Real Estate taxes will be prorated to the date of closing.

ACREAGE: All tract acreages, dimensions, and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

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

PROPERTY INSPECTION: Each potential Bidder is responsible to conduct, at their own risk, 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.

EASEMENTS: Subject to any and all existing easements.

AGENCY: Charleston Real Estate / Charleston Auctions, 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 an AS IS, WHERE IS basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. 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 Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller 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 of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

www.charlestonauctions.com

Auction Information

Auction Location:

433 Council Drive,
Fort Wayne, Indiana 46825.

The sale will be conducted at
Charleston Auctions Corporate
Headquarters.



Property Inspection:

The property will be open for inspection on Tuesday, April 17th
from 6:00 p.m. to 7:00 p.m.

Sale Manager: Adam R. Olson

260-373-0850 - Office

260-413-7290 - Cell

Seller: Mr. Steve LeFebvre

Thinking of Selling your Real Estate?

**Consider the auction
method!**

Call a Charleston representative
today for a confidential meeting.

www.charlestonauctions.com



433 Council Drive, Fort Wayne, IN 46825
AU10700009 AC68900001

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FORT WAYNE, IN
PERMIT #1420

Industrial Land Auction
Sale Location: 433 Council Drive
Fort Wayne, IN 46825

THURSDAY, MAY 3rd
5:00 P.M. Local Time

Preview Inspection: Tuesday, April 17th
6:00 P.M. – 7:00 P.M.

MAY						
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	31		

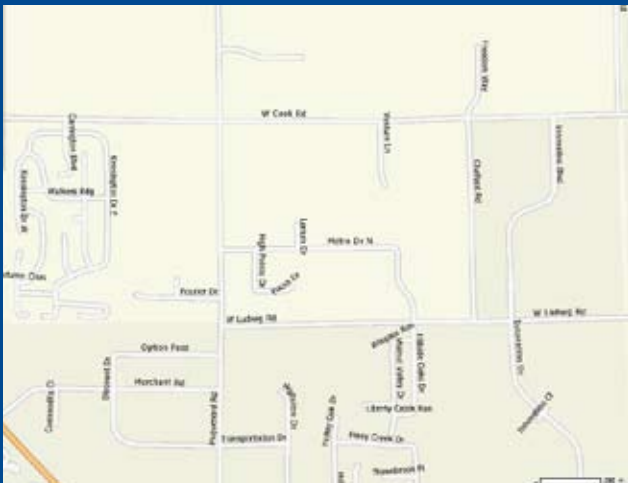
AUCTION

Thursday, May 3rd • 5:00 P.M. Local Time • Preview Inspection: Tuesday, April 17th • 6:00 PM - 7:00 PM

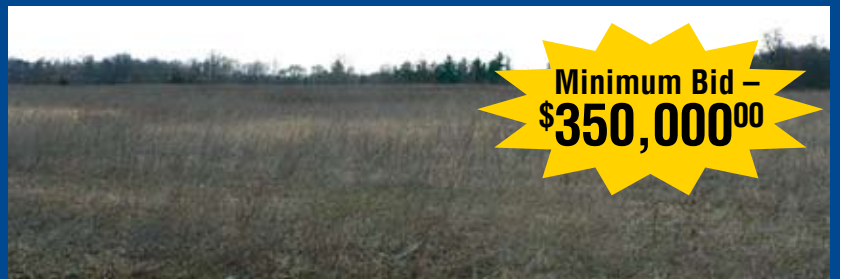
INDUSTRIAL LAND AUCTION

W. COOK ROAD, FORT WAYNE, IN 46818

DRIVING DIRECTIONS



Property Location: W. Cook Road, Fort Wayne, IN 46818
Sale Location: 433 Council Drive, Fort Wayne, Indiana 46825
For Additional Directions: Available upon request.



Minimum Bid –
\$350,000⁰⁰