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Commercial Land Auction - Major Commercial Development Site

AUCTION

Fort Wayne, IN - Allen County (4802 N. Clinton Blvd.)

Commercial Land Auction Major Commercial Development Site

Sale Location:
4802 N. Clinton Blvd.
Thursday, July 17th at 6:00 p.m.

Auction to be held at:
Hall's Guesthouse
1313 W. Washington Ctr. Rd., Fort Wayne, IN

JULY						
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, July 17th • 6:00 p.m. • Auction to be held at: HALL'S GUESTHOUSE
1313 W. Washington Center Road, Fort Wayne, IN 46825

Major Commercial Development Site!

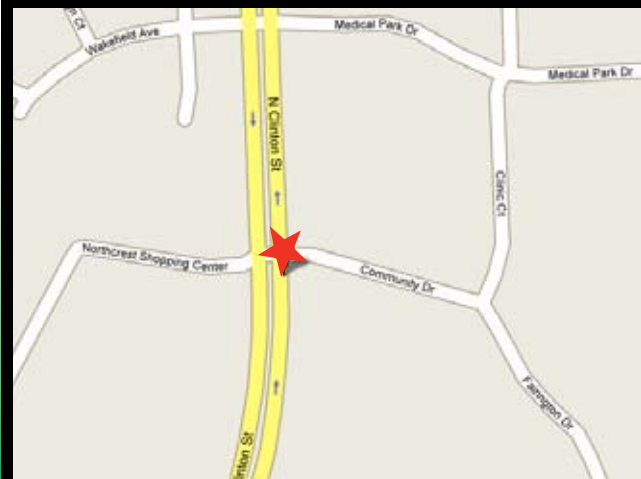
Property Location:
4802 N. Clinton Blvd.

4802 N. CLINTON BLVD., FORT WAYNE INDIANA 46825

DRIVING DIRECTIONS

From I69 North of Fort Wayne, IN:

1. Merge onto I69 S/US-27 S
2. Take Exit 112B-A for N Coldwater Road
3. Merge onto Coldwater Road
4. Turn Left at E Washington Center Road
5. Turn Right toward N Clinton Street
6. Make a U-Turn at Parnell
7. End at 4802 N Clinton Blvd.



Thursday, July 17th at 6:00 p.m.

Major Commercial Development Site!

Auction to be held at:

Hall's Guesthouse
1313 W. Washington Center Road
Fort Wayne, Indiana 46825

- Located in the midst of Fort Wayne's premier restaurant corridor
- All utilities in-place/Pre-Approved for immediate construction
- High traffic counts with great visibility
- .80 acres/Zoned C-M2



COMPANY
LICENSE:
AC68900001

Property Location:
4802 N. Clinton
Blvd.

COMMERCIAL LAND AUCTION MAJOR COMMERCIAL DEVELOPMENT SITE

Property Location: 4802 N. Clinton Blvd.



Auction to be held at:
Hall's Guesthouse, 1313 W. Washington Center Rd.
Fort Wayne, IN 46825

Real Estate Auction—Explore the Potential!

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AUCTION TERMS & CONDITIONS

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, unless otherwise noted, are subject to the Seller's acceptance or rejection.

BUYER'S PREMIUM: An 8% 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 Real Estate shall close on or before August 20th, 2008. The 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.

Auction Information

- Located in the midst of Fort Wayne's premier restaurant corridor
- All utilities in-place/Pre-Approved for immediate construction
- High traffic counts with great visibility
- .80 acres/Zoned C-M2



Seller:
Butler

Auction Manager:
Adam Olson

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

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Major Commercial Development Site
Fort Wayne, IN—Allen County
(4802 N. Clinton Blvd.)**

Thinking of Selling your Real Estate?

Consider the auction method!

Call a Charleston representative today for a confidential meeting.

WWW.CHARLESTONAUCTIONS.COM