



433 Council Drive, Fort Wayne, IN 46825

RITTERS FROZEN CUSTARD

6501 East State Blvd., Fort Wayne, IN 46806

MONDAY, OCTOBER 27th • 12:00 p.m. (Noon)

Real Estate Inspection:

Wednesday, October 15th • 3:00 p.m. - 5:00 p.m.

Asset Inspection:

Monday, October 27th • 8:00 a.m. - 12:00 p.m. (Noon)

OCTOBER

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	

WWW.CHARLESTONAUCTIONS.COM

AUCTION

**Sale Date: MONDAY, OCTOBER 27th
12:00 p.m. (Noon)**

Real Estate Inspection: Wednesday, October 15th • 3:00 p.m.-5:00 p.m.

Asset Inspection: Monday, October 27th • 8:00 a.m.-12:00 p.m. (Noon)

RITTERS FROZEN CUSTARD

Sale Location: 6501 East State Blvd.

Fort Wayne, Indiana 46815

MAP



DRIVING DIRECTIONS

Take Coliseum Blvd E/IN-930 E. to East State Blvd. Turn Left onto E State Blvd. End at 6501 E State Blvd Fort Wayne, IN 46815-7026. **WATCH FOR AUCTION SIGNS!**



View complete on-line catalog at www.charlestonauctions.com.

FIRST CLASS
MAIL
U.S. POSTAGE
PAID
Fort Wayne, IN
PERMIT #1420

REAL ESTATE & EQUIPMENT

AUCTION



RITTERS FROZEN CUSTARD

Sale Location: 6501 East State Blvd.

Fort Wayne, Indiana 46815

MONDAY, OCTOBER 27th • 12:00 p.m. (Noon)

Real Estate Inspection: Wednesday, October 15th • 3:00 p.m.-5:00 p.m.

Asset Inspection: Monday, October 27th • 8:00 a.m.-12:00 p.m. (Noon)



2002 ROSS
Custard
Machine



RITTERS Frozen Custard Real Estate



MASTER-BILT
Refrigerator/
Freezer



MASTER-BILT Reach-In
Freezer



SCOTSMAN Icemaker

**REAL ESTATE
AND ASSETS TO BE
SOLD!**



Auctioneers: Robert Charleston • Adam Olson • Chad Olson • EJ Olson
Company License: #AC68900001

E-Mail us: info@charlestonauctions.com or visit our website:

www.charlestonauctions.com

Call: 260-373-0850 • **Fax:** 260-373-0854





(1 of 2) Stainless Steel Prep Table(s)



(1 of 4) Various Reach-In Freezers



Huge Qty. of Various Kitchen Utensils



(1 of 4) HAMILTON BEACH Mix n' Chill



(1 of 5) Commercial Waffle Maker(s)



Ritters Frozen Custard Real Estate



High Visibility



Over 1 Acre Lot



(4 of 10) Granite Top Outdoor Picnic Table(s)



Complete Landscape Package



(1 of 8) Hot Fudge Dispenser(s)



(20+) Various Tables & (40+) Chairs



3-Station PANASONIC Cash Register



Commercial High Chair(s)

ICE CREAM EQUIPMENT:

- 2002 ROSS 3-Head Custard Machine, Model CC303A, S/N 09-1802F
- 20' Ice Cream Prep Table, w/Variou Sinks & Dispensers
- 3' Ice Cream Prep Table
- (6) BLENDTEC 5-Speed Smoothers, Model ICB-5, S/N's 5512V-14305-14310
- (8) Various Hot Fudge Dispensers
- (2) HAMILTON BEACH Commercial Mixers, Model 94950
- (3) COBATCO Waffle Makers w/Cone Tooling, Model MD10-L, S/N MD101896-8

REFRIGERATION/FREEZERS:

- NORLAKE Walk-In Freezer, 5' x 7'
- NORLAKE Walk-In Cooler, 12' W x 5'
- (3) NELSON Commercial Refrigerators/Freezers, Model BDB, S/N 0228302
- MASTER-BILT 2-Door Refrigerator/Freezer, Model IHC-48, S/N 05436498
- MASTER-BILT 2-Compartment Reach-In Refrigerator/Freezer
- (2) MASTER-BILT Dbl. Glass Door Display Freezers/Refrigerators

KITCHEN EQUIPMENT:

- 4-Bay Stainless Steel Commercial Sink w/Sprayer
- (2) Single Bay Hand Sinks
- PANASONIC 3-Station Cash Register/Point-Of-Sale System, Model JS-550WS
- SCOTSMAN Self-Contained Ice Maker, Model CME306AS-1B, 115 Volt, S/N 611020-03D
- Various Napkin Dispensers, Ice Cream Cone Dispensers, Display Cases & Scales
- (2) GENERAL ELECTRIC & SHARP Microwaves
- (2) EDLUND Digital Scales

DINING ROOM EQUIPMENT:

- (7) 4' x 3' Single Pedestal Diner Tables
- (7) 3' x 3' Single Pedestal Diner Tables
- (40+) Stainless Steel & Wood Diner Chairs
- (4) Commercial Wooden High Chairs
- Lg. Qty. of Various Lighted & Antique Style Signage

PREP EQUIPMENT:

- (10) Various Metro Carts
- (2) Stainless Steel Roll Around Prep Tables, 4' w/Shelves
- Can Rack
- Huge Qty. Of Various Cambro Storage Containers
- Huge Qty. Of Various Commercial Knives, Saws, Spoons, Smallwares, Etc.

MISCELLANEOUS EQUIPMENT:

- CRAFTSMAN 6.5 HP Shop Vac, 175 MPH Blowing Capacity
- Lg. Qty. of Various Lights, Displays, Signage, Etc.
- (2) Indoor Trash Cans
- Sm. Qty. Of Office Equipment (I.E. Computer, Desk, Chairs, Sound System, Safe, Supplies, Etc.)
- KENMORE Heavy Duty Commercial Washer/Dryer Unit
- Professional Power Washer Unit

OUTDOOR FURNISHINGS:

- (10) Outdoor Granite Top Picnic Tables
- (4) Outdoor Stone Trash Cans
- Complete Drive-Thru System w/Transponder & (5) Headsets
- Complete Landscape Package Including Bushes, Trees, Plants, Etc.
- (10+) Parking Lot Lights, Concrete Curbs, Etc.

SALE LOCATION: 6501 East State Blvd., Fort Wayne, IN 46815

DATE & TIME: The Auction will begin promptly at 12:00 PM (Noon) on Monday, October 27th.

REAL ESTATE INSPECTION: The items will be available for advance inspection from 3:00 PM - 5:00 PM on Wednesday, October 15th.

ASSET INSPECTION: The assets will be available for advanced inspection from 8:00 AM -12:00 PM (Noon) on Monday, October 27th.

TERMS OF SALE: A 12% Buyer's Premium will be charged on all purchases. A 15% Buyer's Premium will be charged if using a credit card. Charleston Auctions is now accepting all major credit cards.

All bidders must register and provide proper identification. All items are sold "as is, where is" and must be paid for IN FULL, CASH, CHECK, OR CREDIT CARD accompanied by A LETTER FROM THE PAYOR'S BANK GUARANTEEING UNQUALIFIED PAYMENT TO CHARLESTON AUCTIONS for this sale.

BUYERS: Buyers are responsible for all risk of loss, property damage, personal injury caused by removal, and all costs of removal of items/lots purchased. A certificate of insurance reflecting adequate insurance coverage, holding Auctioneers, owners and landlords harmless against any damage must be furnished to the Auctioneer at Auctioneer's sole discretion and request prior to such removal. Buyer's obligations with regard to removal further include the obligation to repair and restore any damage to the real property or permanent improvements where the purchased items/lots are located. Buyers de-installing items/lots purchased MUST be or use professional, experienced, qualified de-installers and provide to Charleston Auctions a certificate of insurance or bond in an amount of no less than One Million (\$1,000,000) Dollars, prior to performing such work.

REMOVAL: No items will be removed without proof of payment. Sale day removal from conclusion of sale until 6:00 p.m. **Removal times will be from the conclusion of the auction until 6 p.m. and October 28th & 29th from 9:00 a.m. - 5:00 p.m.** If additional time is needed, please contact a Charleston Auctions Rep. 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.**

DISCLAIMER AND ABSENCE OF WARRANTIES: 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. Seller and Charleston, or Charleston's agents and associates, are not responsible for any warranty as to condition of property. Bidder shall be fully responsible for confirming that each item bid on is appropriate for Bidder's intended use. Neither Charleston nor Seller shall be responsible, in any way, for confirming or denying the specific identity or intended use of any item or piece of property. Inspection dates have been scheduled and will be staffed with auction personnel. Please feel free to inspect the property at any other time, so long as arranged in advance with Charleston. 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.

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. 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.

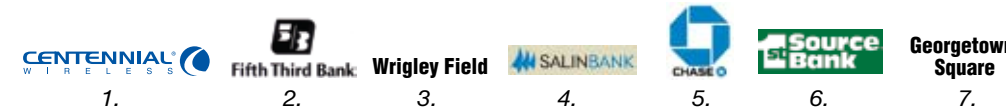
GOVERNING LAW: Bidder agrees that no matter what State or Country Bidder resides, or location of the auction, all disputes or disagreements shall be construed according to the laws of the State of Indiana.

Charleston Auctions Reserves the right to reschedule due to inclement weather.

IMPORTANT INFORMATION

COMMERCIAL REAL ESTATE AUCTION

6501 E. State Blvd. • Fort Wayne–Allen County



MONDAY, OCTOBER 27th • REAL ESTATE OFFERED AT 12 NOON

Real Estate Inspection Date: Wednesday, October 15th from 3:00-5:00 p.m.

Building Description:

- Total Area SF: 1,922 sq. ft
- Year Built: 2002
- Foundation: Concrete slab
- Construction Type: Class D (Wood Frame)
- Exterior Finish:..... Exterior Insulation FS w/ smooth sand finish
- Roof:..... 45 Mil EPDM
- HVAC: 7.5 ton roof top unit
- Restrooms: 2

Site Description:

- Zoning: SC2 (Community Shopping Center)
- Acreage: 1.28 acres
- Access: Public road
- Parking: 80+ vehicles

Auctioneer Remarks: Property is in excellent condition and ready for a new owner. Building was previously operated as a Ritter's Frozen Custard, but would accommodate any business venture. Prime location situated in the heart of Georgetown Plaza. Don't miss this opportunity!!!

REAL ESTATE TERMS & CONDITIONS:

Method of Payment: A non-refundable earnest money deposit of Ten Percent (10%) of the purchase price will be required the day of sale with the balance due the day of final closing. Closing to be within 30-45 days of auction. This real estate is being sold for cash and your bidding is not contingent upon financing. Have your financing prearranged prior to auction day.

ACCEPTANCE OF BID: Successful bidder will be required to enter into a purchase agreement immediately following the auction at the site. The properties are selling subject to confirmation of the seller.

BUYER'S PREMIUM: In order to determine the final sales price of the real estate, a 3% buyer's premium will be added to the winning bid.

TITLE: Seller will provide buyer with a commitment of title insurance in the amount of the purchase price insuring the transfer and marketability of title. Seller will provide buyer with a fully executed deed transferring title to the buyer.

TAXES: Shall be prorated to the day of closing.

POSSESSION: Day of final closing.

AGENCY: Charleston Auctions/ Charleston Real Estate & BIB Group are the exclusive agents of the seller.

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

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.