

**SELLING ABSOLUTE—REGARDLESS OF PRICE!**

**SHADY NOOK INN**  
Selling in (3) Tracts



E-MAIL: [INFO@CHARLESTONAUCTIONS.COM](mailto:INFO@CHARLESTONAUCTIONS.COM)  
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433 Council Drive, Fort Wayne, IN 46825

**AUCTION**

**SHADY NOOK INN**, Hudson, Indiana—LaGrange County  
 1017 E 600 S, Hudson, IN 46747

MARCH						
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					

**SATURDAY, MARCH 15<sup>th</sup>** - 11:00 A.M.

**Inspection Dates:** Tuesday, March 4<sup>th</sup>  
 2:00 p.m.-5:00 p.m.

**AUCTION**  
**REAL ESTATE & TURN KEY RESTAURANT**



**SHADY NOOK INN**  
 Selling in (3) Tracts

Hudson, Indiana—LaGrange County  
 1017 E 600 S, Hudson, IN 46747

**SATURDAY, MARCH 15<sup>th</sup> • 11 A.M. LOCAL TIME**



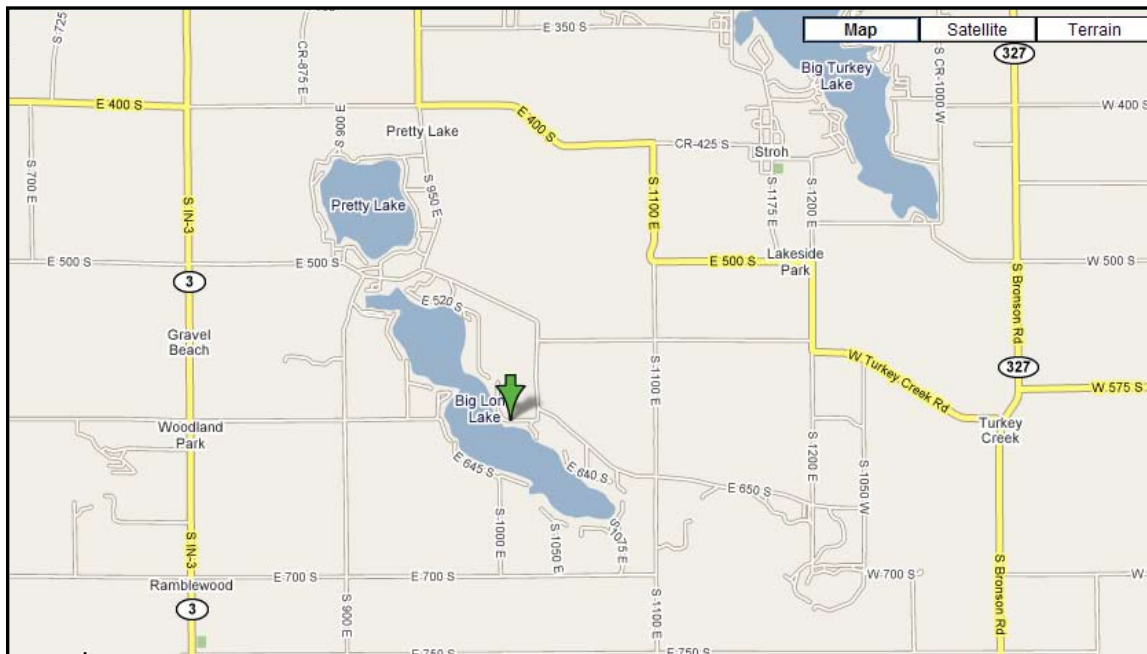
**Inspection Date:** Tuesday, March 4<sup>th</sup>  
 2:00 P.M. - 5:00 P.M.  
 COMPANY LICENSE: AC6890000





**TRACT MAP**

*Big Long Lake*



**TRACT DIVISIONS**

**Tract #1:** Contains a full service restaurant/bar (3-way liquor license) with excellent customer base and 50' of frontage on Big Long Lake. Building contains 5,600 sq. ft. with all restaurant equipment to remain.

**Tract #2:** Includes (3) separate lots selling in (1) tract. Lots are zoned residential with easement for lake access.

**Tract #3:** Residential zoned lot with easement for lake access.

**Bid on Any Tract, Any Combination of Tracts, or the Entire Property!**

**LOCATION MAP**

**Shady Nook Inn  
Hudson, Indiana—LaGrange County  
1017 E 600 S, Hudson, IN 46747**

**OWNER:**  
Miller  
**AUCTION MANAGER:**  
Adam R. Olson  
(260) 373-0850

**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, 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, 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 Corporate Warranty Deed.

**CLOSING:** The Real Estate shall close on or before April 18th, 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.**

**\*\* SELLING ABSOLUTE—REGARDLESS OF PRICE \*\***