

Auction

NOBLE TOWNSHIP • WABASH COUNTY
AUCTION HELD AT PROPERTY LOCATION

APRIL 11 • 6:30 P.M.

443 MCCARTY STREET • WABASH, IN 46992

Release Price: \$30,000

Very nice Morton Building that can be used as office space or with slight renovations could be turned into living space. Great building for a young entrepreneur or single person looking to own rather than rent.

Open Houses

March 18 and 26

2 - 3 p.m.

7,000 sq ft general business site with owned access of 5,670 sq ft from Stitt to Ferry Streets

Exterior Dimensions: 24'x75', 1800 sq ft

Office Area: 24'x25'

Middle Room: 24'x20'

Back Room: 24'x30'



- Built 1993
- Outside Built by Morton Buildings
- Inside finished by Mark Draper Construction
- 50-Year Transferable Metal Roof Warranty
- New Gas Furnace installed 11/14
- 3-Zone Heating and Cooling
- Office Area Remodeled 9/12
- Gas Heater in Office
- 6 Gallon Water Heater in Office Ceiling
- Bathroom Handicap Accessible
- Driveway Crack-Filled and Sealed 7/13
- 10'x10' Tri-Core Overhead Door



Jon Rosen

North Manchester, IN

260.740.1846

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OWNER: S&C Holdings, LLC

HALDERMAN
REAL ESTATE
SERVICES

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HELD AT PROPERTY LOCATION

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Property Details:

LOCATION: South of the intersection of Stitt Street and McCarty Street on the east side of the Street

ZONING: General/Commercial

SCHOOLS: Wabash City School System

ANNUAL TAXES: \$1,494

AUCTIONEER: RUSSELL D. HARMEYER, IN Auct. Lic.# AU10000277



Online Bidding
is Available



Halderman Real Estate App
Available on Android & Apple iOS



TERMS & CONDITIONS:

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this commercial property at public auction on April 11, 2017 at 6:30 PM. The auction will be held at the property, 443 McCarty Street, Wabash, IN. This property will be offered as an individual unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Jon Rosen at 260-740-1846 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records.

SURVEY: There will be no survey unless needed for title purposes. If an existing legal description is adequate for title insurance for the tract, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer. The Sellers will choose the type of survey to be completed and warrant that it will be sufficient to provide an owner's title insurance policy for the tract.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

APPROVAL OF BIDS: This will be an auction with a reserve of \$30,000. The high bid of \$30,000 or more will be accepted by the seller. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Corporate Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide an Owner's Title Insurance Policy to the Buyer. Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyer's earnest money.

CLOSING: The closing shall be on or about May 26, 2017. The Sellers have the choice to extend this date if necessary.

POSSESSION: Possession property & building will be at closing.

REAL ESTATE TAXES: Real estate taxes will be prorated to the day of closing.

OPEN HOUSES: Saturday, March 18, 2017 from 2:00 PM to 3:00 PM EST and Sunday, March 26, 2017 from 2:00 PM to 3:00 PM EST

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services Inc., Russell D. Harmeyer, Auctioneer, and their representatives, are exclusive agents of the Sellers.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers or HRES. All sketches and dimensions in this brochure are approximate. ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Sellers or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers or HRES be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Sellers and HRES 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 HRES and/or the auctioneer are final.