

# REAL ESTATE AUCTION

Saturday, November 1  
at 10:00 AM  
6221 Maplecrest Rd.  
Fort Wayne



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Saturday,  
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at 10:00 AM  
on site

**CROSSROADS FLOWERS**  
6221 Maplecrest Rd.  
Fort Wayne

- 3300 sq. ft. store front
- Handicap accessible
- 3 walk-in coolers
- 2 story warehouse, 1500 sq. ft. x 2
- Poly green house
- Back lot employee parking
- Paved 9 space customer parking
- Lot size: 28,749 sq. ft.
- .659 acres
- High traffic area



SchradereAuction.com

30	23	24	25	26	27	28	29
16	17	18	19	20	21	22	
9	10	11	12	13	14	15	
2	3	4	5	6	7	8	
Sun	Mon	Tue	Wed	Thu	Fri	Sat	1
NOVEMBER 2014							



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Auction Manager:  
Dennis Bennett, AARE, CES, MPPA  
260-433-2159 • 260-657-5936

#AC63001504, #AU01005815, #AU19900133

**SCHRADER**  
Real Estate and Auction Company, Inc.  
P.O. Box 508, 950 N. Liberty Dr.  
Columbia City, IN 46725  
260-244-7606  
800-451-2709





# REAL ESTATE AUCTION

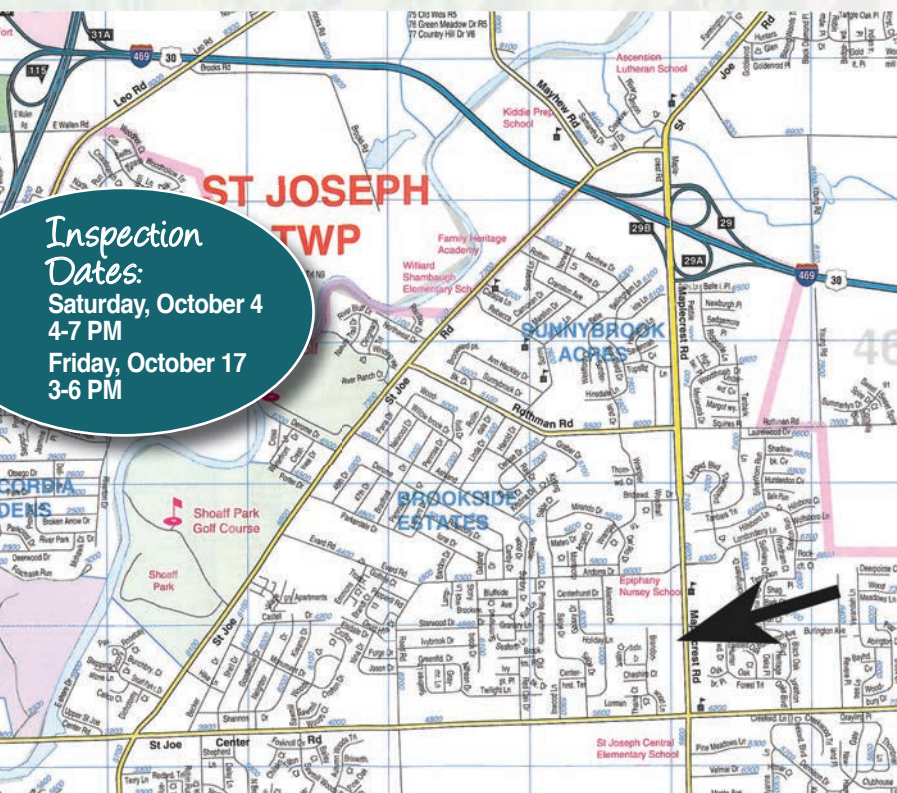
Saturday, November 1  
at 10:00 AM on site

## CROSSROADS FLOWERS

6221 Maplecrest Road, Fort Wayne

This profitable business location will be offered to the highest bidder on November 1<sup>st</sup> at 10:00 AM onsite by Schrader Real Estate and Auction Company, Inc..

***DON'T MISS THE OPPORTUNITY TO BID ON THIS VALUABLE, PRIME BUSINESS LOCATION.***



**Inspection Dates:**  
Saturday, October 4  
4-7 PM  
Friday, October 17  
3-6 PM



- 3300 Sq. Ft. Store Front – Handicap Accessible
- 3 Walk-in Coolers
- City Sewer and Water
- Natural Gas Forced Air Furnace and Central Air
- 2 Story, 1500 Sq. Ft. x 2 Warehouse
- Poly Green House
- Back Lot Employee Parking
- Paved 9 Space Customer Parking
- Lot Size – 28.749 Sq. Ft. - .659 Acre
- High Traffic Area

For a brochure or more information go to [www.schraderauction.com](http://www.schraderauction.com) or contact the auction manager, Dennis Bennett AARE, CES, MPPA at 260-433-2159.

**SCHRADER**  
Real Estate and Auction Company, Inc. 800-451-2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

### AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered at oral auction.  
**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.  
**ACCEPTANCE OF BID PRICES:** The successful bidder will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. Seller has the right to accept or reject any and all bids.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.  
**DEED:** Seller shall provide a Warranty Deed.  
**CLOSING:** The balance of the purchase price is due at closing, which will take place within 30 days of presentation of the final title commitment. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.  
**POSSESSION:** Possession is 15 days after closing.  
**REAL ESTATE TAXES:** Real Estate Taxes will be pro-rated to the day of closing.  
**SURVEY:** A new perimeter survey will be completed only if necessary for Title Commitment. The seller shall determine any need for a new survey and shall

order survey. The cost of the new survey, if necessary, shall be split 50/50 between Buyer and Seller. Note: A survey was performed in 1995 when Maplecrest Road was widened.  
**AGENCY:** Schrader Real Estate & Auction Co. 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 "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 conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the 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.**



DISPLAY AREA



DISPLAY AREA



FRONT COUNTER



PLANT ROOM



ENTRANCE  
HANDICAP ACCESSIBLE



BACK LOT WITH 30 X 50 TWO STORY WAREHOUSE



TOP FLOOR OF WAREHOUSE



GROUND FLOOR OF WAREHOUSE  
& VEHICLE PARKING

*Someone once said:  
All good things come to an end. After 52 years and three generations of serving northeast Allen County and Fort Wayne, Crossroads Flowers will close their doors forever.*

*This store front, warehouse and real estate location is a great business location right in the middle of St. Joe Township, located at 6221 Maplecrest Road with a daily traffic count of approximately 24,000 vehicles or more.*

*Crossroads Flowers owners Malinda Bennett and her daughter, Stephanie Bass, want to thank their long time loyal customers and their families many of whom have been patrons from their beginnings in 1962 when Malinda's mother, Vivian Cearbaugh (Gordon), started the business.*