



# 2 Commercial Properties

PRIME COMMERCIAL LOCATIONS  
SHERIDAN, IN, Hamilton Co. • ANDERSON, IN, Madison Co.



# 2 Commercial Properties

PRIME COMMERCIAL LOCATIONS



SHERIDAN, IN  
Hamilton  
County

ANDERSON, IN  
Madison  
County

# SEALED BID AUCTION

Scaled Bids Due: MONDAY, NOVEMBER 24, 12 NOON



Real Estate and Auction Company, Inc.

P.O. Box 508, 950 N. Liberty Drive  
Columbia City, IN 46725

800-451-2709

Auction Manager:

Bill Haworth 866-344-5144

#AU1970077

#AC63001504



SEALED BIDS DUE  
NOVEMBER 24, 2014

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

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## SEALED BID auction

Sealed Bids Due: **MONDAY, NOVEMBER 24, 12 NOON**



**PROPERTY INSPECTION DATES**  
 Wednesday, October 22 • 10am - 12noon  
 Monday, November 17 • 10am - 12noon

### HAMILTON COUNTY

990 S. White Ave.,  
 Sheridan, IN

## Commercial Property with a Prime Location

Zoned C2 • 10,240 sf Commercial Building  
 1728 sf Storage Building • 1.5+/- acres

**PROPERTY LOCATION:**  
 The Junction of SR38 & SR47 at the east edge of town.  
 5 miles to US 31 • 15 miles to I-65  
 24 miles to Kokomo  
 25 miles to Indianapolis

**OWNER: Mary A. Lawson**



### MADISON COUNTY

4917 North SR 9, Anderson, IN

## Commercial Property with a Prime Location and Development Potential

Zoned GC and R2 • 7500 sf Commercial Building  
 330 ft. road frontage on SR9 north • 5.673± acres

**PROPERTY LOCATION:**  
 West Side of SR9 at the north side of Anderson.

8 miles to I-69  
 33 miles to Indianapolis

**OWNER: Reynolds Farm Equipment Inc.**



**PROPERTY INSPECTION DATES**  
 Wednesday, October 22 • 2pm - 4pm  
 Monday, November 17 • 2pm - 4pm



**SALE MANAGER: Bill Haworth - 317-445-4246**

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



### Sealed Bid Instructions and Terms & Conditions

Both properties shall sell separately by Sealed Bid Auction. If you wish to bid on both properties, you should order both bidder packets.

Property Information/Bidders Packets have been prepared which provides general instructions and contains basic property information and all forms necessary to submit a sealed bid, including legal description, Offer to Purchase Real Estate By Sealed Bid Auction, title report, plats, and property details. Prospective bidders are

advised to review all information available from broker, seller and other sources prior to submitting a bid. Materials provided to bidders are for informational purposes only and may not be relied upon. It is highly recommended and encouraged that each bidder independently verify all information and perform his/her own physical

inspection of the property.  
**TIE BIDS:** In the event of tie bids, the Owners reserve the right to request a "Best and Final Offer" to be submitted not later than 12 Noon, Wednesday, November 26, 2014.  
**CLOSING:** To be cash terms not later than Tuesday, December 30, 2014.

**TAXES:** To be prorated to the date of closing.  
**POSSESSION:** On day of Closing.  
**TITLE:** *Sheridan property:* Conveyed by Warranty Deed with Owner's Title Insurance. Conveyance of Title shall use the existing legal description as described in Exhibit A of the Preliminary Title Commit-

ment included in your Bidders Packet. *Anderson property:* Conveyed by Corporate Deed with Owner's Title Insurance. A preliminary Title Insurance policy is available in the Bidder's Packet.  
**FINANCING:** Bidding is not conditional upon financing.  
**CONDITION:** Broker, Seller, and their

respective officers, employees, and agents offer the property in a "as-is, where-is condition, with all faults."  
 All offers must be sealed and the name and address of the offering party must appear on the outside front of the envelope. Offers must be in writing on the enclosed Offer to

Purchase Real Estate by Sealed Bid Auction provided by the Auction Company in the Bidder's Packet and must be received by the Sale Manager: **Bill Haworth, 24192 Lacy Rd, Cicero, IN 46034** (phone: 317-445-4246) by 12 noon (Indiana Time) on Monday, November 24, 2014.