

EMINENCE, INDIANA AIRPORT FACILITY AUCTION

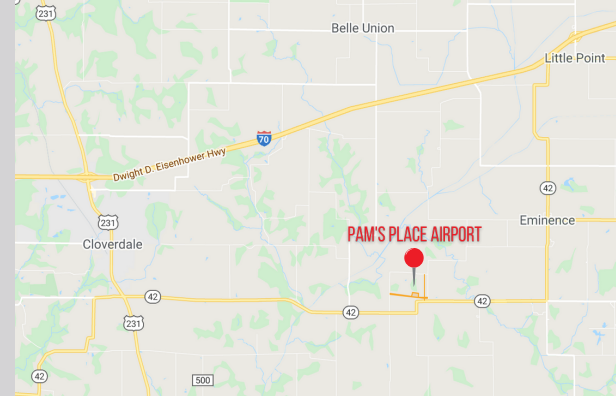


Monday, September 27th 2021 at 6:00 PM

AUCTION VENUE: TED EVERETT FARM EQUIPMENT MONROVIA, IN



DISCLAIMER: PROPERTY LINES DRAWN FOR GENERAL VISUAL, NOT 100% ACCURATE



LOCATION & GENERAL INFORMATION

Pam's Place is a privately owned, public airport with absolutely no obstructions. Located just 7 miles East of Cloverdale, IN and 4 miles Southwest of Eminence, IN on Sate Road 42. Conveniently located less than 40 miles from Indianapolis, airport offers easy access from I-70. Take exit 51 south, at Littlepoint, and turn right onto State Rd. 42 & continue south on 42 for 4 miles to Eminence. Continue on State Rd. 42 through Eminence for 4 more miles keeping right at the 90°, Airport on the right.

Airport consists of two runways. East & West Runway 3,630 x 120 ft. and a North & South Runway 2,135 x 100ft both completely unobstructed. 4 Separate hangar buildings. (2) 200x32', (1) 124x24' with 16 private nested T hangar units and a 50x85 Private/Maintenance hangar with a bi-folding automatic door featuring a pilots lounge with bathroom and kitchen.

TED EVERETT & KURT EVERETT AUCTIONEERS, MONROVIA, INDIANA

AU#01013141

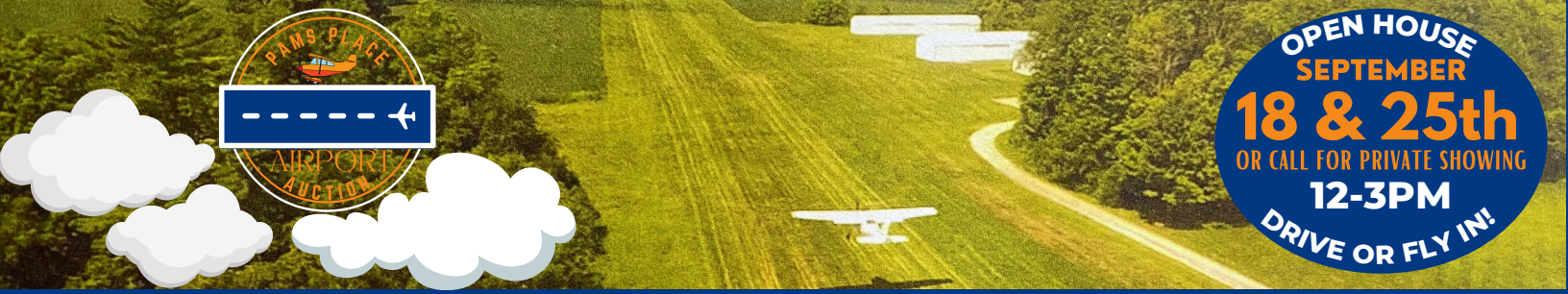
AU#087016000

AUSTIN JORDAN
AU#11300118
(317) 432-1338

OWNER: PAM PATRICK
(765) 720-7221



FOR MORE INFO VISIT WWW.TEDEVRETTAUCTION.COM



Terms & Conditions: Ted & Kurt Everett Auctioneers will offer this property at public auction Monday, September 27th, @6PM. Auction will be held @ Ted Everett Farm Equipment's Auction Facility in Monrovia, IN. \$10,000 down from the winning bidder the day of the auction will be held as earnest money, with balance due at closing. Your bidding is not contingent on financing. Each bid shall constitute an offer to purchase of the final bid, if accepted by the seller, shall constitute, a binding contract between the buyer and the seller. The auctioneer will settle any disputes as to bids and the decision will be final. The acreage and property lines shown/listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos. The seller reserves the right to determine the need for and type of survey provided. 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 between the buyer and the seller. The seller reserves the right to accept or reject any and all bids. All successful bidders must enter into a purchase agreement the day of the auction. The Seller will provide Owner's Title Insurance Policy, and the buyer will be responsible for a Lender's Policy, if needed. Seller will pay prorated taxes up to closing date, then buyer will be responsible for all taxes thereafter. Closing shall be within 30 days of the auction date. Possession of property will be at closing.

Disclaimer: All the information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. Announcements made at the auction during the sale will take precedence over any previously printed material, or any other verbal statements made. Each potential bidder is responsible for conducting his or her own independent inspection, investigation, inquiries, and due diligence concerning the property. No liability for its accuracy, errors, or omission is assumed by the Seller's, Realtor, or Auctioneers.

FOR MORE INFO VISIT WWW.TEDEVRETTAUCATION.COM