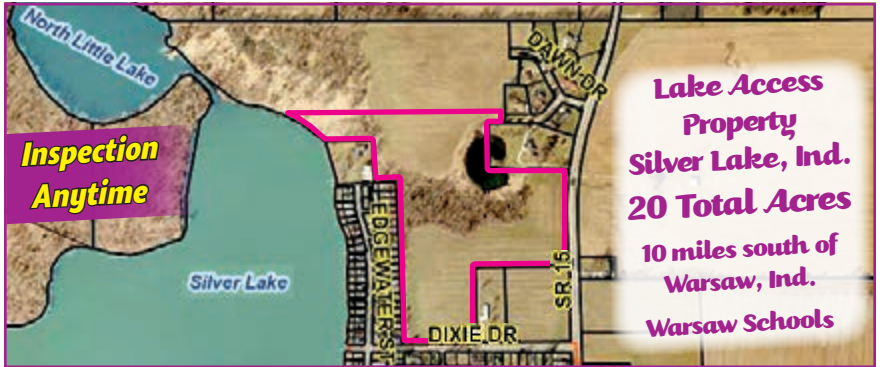


# Real Estate Auction

10 miles south of Warsaw, Ind. on St. Rd. 15 to Dixie Drive,  
then west approx. 500' to property (Watch for signs).

Friday, May 19<sup>th</sup>, 2023 • 6:00 p.m.



**General Information:** This attractive lake access property has a nice view of Silver Lake. It has 211' of lake access in the northwest corner. It has access off of Dixie Drive and Sunset Lane. It also has 500' of frontage on St. Rd. 15. There is a pond on this 20 acres plus a grove of trees. This property is partly zoned residential and part agriculture. It is presently seeded to hay and grasses.

**What a great location to build on. This lake is a nice, quiet, limited speed fishing lake.**

## REAL ESTATE TERMS & CONDITIONS

This property will be sold subject to confirmation of the sellers.

**DOWN PAYMENT: 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, 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:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to approval by the Sellers.

**EVIDENCE OF TITLE:** Seller shall provide an Owner's Title Insurance policy in the amount of the purchase price.

Tori S. Fehr, Owner

**HAHN**

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