

Real Estate Auction

North of Akron, Ind. on St. Rd. 19 at
686 South St. Rd. 19, Akron, IN 46939

Monday, August 14, 2023. 6:00 p.m.

**1,928 sq. ft. House
on .78 acre**

This is a nice 2-story home with 3 bedrooms, 2 full baths and a large lot. The house includes the following: 17x25 living room with fireplace; 12x17 family room; 8x10 kitchen with stove and refrigerator; 7x9 laundry room with washer and dryer and one full bath; The 2nd floor has 3 bedrooms, 9x15, 9x15 & 11x17 and a full bath; some hardwood floors; gas FA furnace; 200 amp electric; full unfinished basement and a 17x21 garage.

Taxes: \$1,070 per year



REAL ESTATE TERMS & CONDITIONS

DOWN PAYMENT: 5% 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.

Any announcements made day of the sale take precedence over printed matter.

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.

AUCTIONEER NOTE: Your bidding is not conditional upon financing, so be sure you have arranged financing if needed. For more information on financing or inspection, contact Hahn Auctioneers, Inc.

Hochstetler Family Limited Partnership



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HahnAuctioneers.com

Phil Hahn

(574) 535-3783

IN Lic. #AU01012967

Jason Hahn

(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



AC39800021

**Brian Wuthrich
Sale Manager**

(574) 268-4940 - Milford, IN