

Miller Real Estate Auction

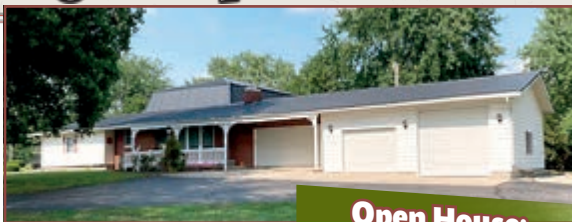
1 mile east of downtown square of Nappanee, Ind. on Market St. (U.S. 6) to CR 7 (Oakland St.), then north 1½ miles at **71474 CR 7, Nappanee, Ind. 46550**

Monday, September 25th, 2023

Starting at 6:00 p.m.

HOUSE & 1 ACRE

*In the country, close
to city limits*



**Open House:
Wed., Sept. 13
4:00-6:00 pm**

— General Information —

This is a large 2-story house that has 3 bedrooms, 1 bath and 2 half baths. There is an attached 28' x 50' 4-car garage. The house has a 20' x 20' family room, the living room with a fireplace is 13' x 19', the dining and kitchen combo is approx. 21' x 16'. There are 3 bedrooms, 20' x 19', 19' x 15½' and 19' x 14' and also an 8½' x 11½' study with built-in cabinets. There is also a super nice all-seasons room that is 14' x 20'. There is also a full basement with another kitchen. There is a gas forced air furnace with central air, 100 amp and sump.

This approximately 3,000 sq. ft. house is very well located, older but very nicely decorated and has a lot of storage capabilities. Take a look, you will like it!

Real Estate Taxes: \$2,431.54

REAL ESTATE TERMS & CONDITIONS

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.

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.

The former property of

Freeman E. & Mary Ellen Miller, deceased

HAHN

HahnAuctioneers.com



AC39800021

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