

# Webster Lakefront Property Auction

Mon., October 9<sup>th</sup>, 2023 - 6:00 p.m.

80' of  
Lakefront  
2 Tracts  
Extra Lots for  
Parking Area

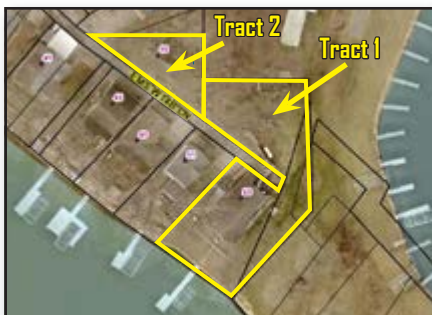
North of North Webster  
on St. Rd. 13 to Epworth  
Forest Road, then east 2  
miles to EMS W 14 Lane,  
proceed onto EMS W 14  
Lane. Watch for signs.

46 EMS W 14 B Lane  
No. Webster, Ind.

Wawasee  
Schools  
House is  
located at the  
end of the road!

This Property has a  
Fantastic View of the Lake!

Open House  
Tuesday,  
Sept. 26  
4:00-6:00 pm



**TRACT 1:** This is an 1,152 sq. ft. house with full walk-out basement and a 1-car garage. The basement has a full bathroom with a living area and storage room. There is a large deck overlooking the lake and patio area down below. The main level includes: 11 x 13 kitchen with stove, refrigerator, dishwasher, washer and dryer, 11 x 20 living room, 1 full bath attached to 11 x 14 bedroom, 9 x 13 & 8 x 13 bedrooms. The house has gas hot water heat, 2" well, carport and two additional lots. The lake pier is included.

**TRACT 2:** This is a small cabin that has not been used in many years. Does NOT include lake access.

**Taxes:** Approx. \$1,800 per year on Tract 1; \$432 per year on Tract 2.

## 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.

Linda K. Roberts Estate



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