

REAL ESTATE AUCTION

Thursday, April 11, 2024
Starting at 6:00 p.m.

North of E. Ireland Rd. on Miami
St. to E. Erskine Manor Hill
1303 E. Erskine Manor Hill
South Bend, IN 46614



*4,624 sq. ft.
House
South Bend
Schools
Large Lot*

Open House
**Wednesday,
March 20**
4:00-6:00 PM

ERSKINE DOWNS SUBDIVISION

This is a beautiful 1½-story house with a full unfinished basement. The main level of the house includes 18'x26' living room with fireplace; 16'x18' family room; 15'x19' dining room; 17'x24' kitchen with stove, dishwasher, refrigerator and disposal; 8'x9' laundry room with washer and dryer; 13'x14' 3-seasons room; 14'x18' master bedroom with attached new full bathroom, 2 sinks, 2 walk-in closets; 12'x12' bedroom/office; the second floor has a 16'x18' master suite with walk-in closet and full bathroom; 22'x24' attached garage. House was built in 1990.

Taxes: \$9,572.20 without any exceptions. House is subject to covenants and restrictions.

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.

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 HOA Board.

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

DEED: Sellers shall provide Quit Claim Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately May 15, 2024.

EASEMENTS: Sale of the property is subject to any and all easements of record.

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the sellers.

DISCLAIMER AND ABSENCE OF WARRANTIES: All 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 podium during the time of the sale will take precedence over any previously printed material, or any other oral statements made. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either

expressed or implied, concerning the property is made by the seller or the auction company. All sketches and dimensions in the brochure are approximate. Each potential buyer is responsible for conducting his/her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this flyer is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Conduct of the auction and increments of bidding are at the direction and discretion

of the auctioneer. The seller and selling agents reserve the right to preclude any person from bidding if there is any question as to such person's credentials. All decisions of the auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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.

Mary Lou Gordon Residence Trust

1st Source Bank, Trustee

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