

# Dewart Lake

# LAKEFRONT PROPERTY AUCTION

Property is located off of 300 E on the west side of Dewart Lake on D22 Lane at

36 EMC D22 C Lane  
Syracuse, IN 46467

## Saturday, April 27, 2024

Real Estate 10:00 a.m.  
Personal Property 10:30 a.m.

**Beautiful Home on Dewart Lake**

**Sandy Beach Area**

**Nawasee Schools**



**This is a move-in ready home with 100' of lake frontage. The house is 1,400 sq. ft. and includes the following:**

- Kitchen/Dining/Living All One 14x40 w/Hardwood Flooring
- 13x14 Master Bedroom, Large Attached Bath and Walk-In Closet
- 14x16 Bedroom w/Large Closet
- 14x8 Laundry Room
- Full Bath
- 10x18 4-Seasons Room Over-looking the Lake
- West side of Dewart Lake, very close to middle of Lake
- Many Appliances, Fairly New
- 24x28 2-Car Garage
- 10x12 Utility Shed
- GFA Furnace, Central Air
- Newer Electric Water Heater and Water Softener

- Large Wood Deck
- 200 Amp Electric
- 4' Crawl Space
- Attic Above Garage Has Storage
- Sink In Garage
- Dishwasher, Gas Stove Top, Refrigerator and Oven
- Garbage Disposal
- Washer and Dryer
- Steel Metal Roof
- Asphalt Driveway - Pier Included
- Privacy Fence Along North Side of the Property

**OPEN HOUSE**  
**WEDNESDAY, APRIL 10**  
**4:00-6:00 PM OR BY APPT.**



### 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.

### BOATS • BOAT LIFT • HOUSEHOLD

1989 Correct Craft Barefoot Nautique with Trailer, Extra Clean, Only 467 Hours, 351 Engine, Red and White Interior, Seats and Carpet In Excellent Condition, Includes Sun Canopy and Boat Cover, Barefoot Cruiser Which Includes the Back Seat; Crest Sport 20' Pontoon w/Canopy and Cover, 50 hp Outdoor Evinrude Mercury Engine, Cushions and Flooring are Good, Presently In Storage - Check Website for Photos; Shore Station Boat Lift that was used for Barefoot Boat, 24' Canopy Included, Manual Lift; Toro Model 621 21" Walk-Behind Snowblower; Very Nice Oak Dining Table w/6 Padded Chairs and One Leaf; Large Matching China Cabinet; L-Shaped Green Sectional; Gray Powered Love Seat Recliner; Nice Dark Pine Bedroom Suite Queen Size, Nightstand, Dresser with Mirror and Chest of Drawers; Green Rocking Chair; Glass Top Oak Coffee Table; Miscellaneous.



# HAHN

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**Sale Manager**  
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**Richard L. Delph,**  
**Owner**

**TERMS:** Cash or Check w/proper ID.  
Credit Card with Convenience Fee

Any Announcements Made  
Day of Sale Take Precedence  
Over Printed Matter