

Overmyer Real Estate AUCTION

Monday, May 13, 2024

Starting at 6:00 pm

North of St. Rd. 25 in Mentone, Ind. on St. Rd. 331 to 18B Rd. OR south of Bourbon, Ind. on St. Rd. 331 to 18B Rd., then east to

**2812 18B Road
Tippecanoe, IN 46570**

Triton
Schools

HOUSE • 2-CAR GARAGE • POLE BARN

Marshall
County



This is a nice ranch home on 1.65 acres. The house is 1,815 sq. ft. on a crawl space with 3 bedrooms and 1 bath. The house includes the following:

- 19x19 kitchen with refrigerator, dishwasher and stove
- 17x32 living room
- 10x15 bedroom
- 10x11 bedroom
- 10x11 bedroom
- 1 full bath
- Gas FA furnace with central air
- Water softener
- 4" well
- Electric water heater
- 28x30 detached garage with covered walkway from house
- 30x40x14 pole barn with water, electric and air compressor

Taxes: \$394.86 with exemptions.

OPEN HOUSE

**Tuesday,
April 30
4:00-6:00 pm**

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 Sellers.

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

DEED: Sellers shall provide Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing approximately 45 days after presentation of marketable title. Approximately June 25, 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.

Rosalee Overmyer, Owner



HAHN

HahnAuctioneers.com

Phil Hahn
(574) 535-3783
IN Lic. #AU01012967

Jason Hahn
(574) 536-7682

Office (574) 773-8445 • Nappanee, IN



AC39800021

**Brian Wutrich
Sale Manager**

(574) 268-4940 - Milford, IN