

Koontz Lake Access HOUSE AUCTION

3½ miles south of US 6 in Walkerton, Ind. on SR 23 to E. Tippecanoe Dr., follow onto Pottawatomie Trail to
**11096 Pottawatomie Trail
Walkerton, IN 46574**

Saturday, June 8, 2024

Starting at 3:00 p.m. CDT / 4:00 p.m. EDT

**Starke
County**



This is a 686 sq. ft. house with access to Koontz Lake.

The house includes the following:

13x14 living room; 11x13 kitchen; 6x13 porch; 8x13 bedroom; 8x13 bedroom; 1 bath; stove; refrigerator; storage shed and carport included.

This would make a nice, affordable property with access to lake.

\$60 per year association fee. **Taxes:** Approximately \$635 per year. 5% Buyer's Premium.

House will be open for viewing 2 hours prior to auction.



2 Lots

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.

Paul E. Kowalski, 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 Wuthrich
Sale Manager**

(574) 268-4940 - Milford, IN

