

Tippecanoe Lake Channel Front PROPERTY AUCTION

West of St. Rd. 13 in North Webster, IN on
Armstrong Rd. to 450 E, then north to T16 Ln to
69 EMS T16 Ln • Leesburg, IN 46538

Thursday, June 13, 2024 • 6:00 pm



1,509 sq. ft. HOUSE on 60'x125' LOT
3 Bedroom • 2 Bath

**This is a nice clean home
located on the end of the channel
going into Tippy Lake.**

The house and property include the following:
17x14 living room; 13x14 dining room; 7x12
breakfast nook; 13x13 kitchen; stove; refrigera-
tor; washer and dryer included; 11x13 master bed-
room with attached bath; (2) 10x11 bedrooms;
full bath; 7x10 office; pantry. All bedrooms have
closets, wide open hallway, newer flooring, 11x20
screened porch; deck overlooking channel with
concrete patio and firepit.

Taxes: \$1,439 per year.
5% Buyer's Premium.

Open House
Thursday, May 30 • 4:00 - 6:00 p.m.

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.

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