

REAL ESTATE AUCTION

Directions: 304 E. High St., Atwood, Ind. 46580

Monday, October 7, 2024 • 6:00 pm

960 sq. ft. House
and Garage

**CHRISTOPHER
J. LINCOLN,
OWNER**



**Property will be open for inspection 2
hours prior to auction or by appointment.**

Sells Absolute Auction after \$50,000.

This house would make a nice starter home, retirement home or investment property. The house includes the following: 10' x 17' enclosed front porch, 11' x 17' living room, 10' x 18' kitchen/laundry area, refrigerator and stove are included, (3) bedrooms – 11' x 12', 10' x 11', and 10' x 11', (2) baths, crawl space, newer 4" well, on septic, 82' x 140' lot, 20' x 20' detached garage. House built in 1992. Tippecanoe Valley Schools.

Taxes: \$252.01 per year.

REAL ESTATE TERMS & CONDITIONS

DOWN PAYMENT: 10% 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. 5% Buyer's Premium

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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