

# REAL ESTATE AUCTION

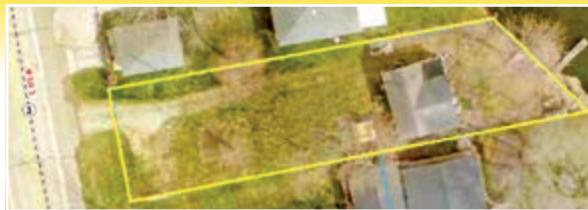
Auction Site and Property Address:

10592 N State Road 3, Kendallville, IN 46755 - Noble County

**Tuesday, April 22, 2025 • 6:00 PM**

— Preview —  
Monday, March 31  
3-5 pm or auction  
day starting  
at 5 pm

## Lakefront House on Cree Lake



- Built in 1950
- 672 sq. ft.
- 2 bedrooms
- 1 bath
- Approx. 60' lakefront on natural Cree lake

Super cute, newly-remodeled home on Cree Lake with plenty of room to add on. Perfect for a new family. Use as a weekend/summer home or rental. A must see with great potential. All major appliances stay.

*See website for additional photos.*

### 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.

**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.

Any announcements made day of the sale take precedence over printed matter.

**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.

**CLOSING:** Approximately 30-45 days.

**TAXES:** 2023 due 2024 - \$933.90

**5% Buyer's Premium**

**Owners: Tawna Plank & Stephanie Archer**



# HAHN

[hahnrealtysanduction.com](http://hahnrealtysanduction.com)

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