

Cree Lakefront Property

REAL ESTATE AUCTION

North of US 6 on St. Rd. 3 in Kendallville, IN 3½ miles to E. Creek Lake Dr. S,
then east to **7899 E Cree Lake S, Kendallville, IN 46755**

Tuesday, June 17, 2025 • 6:00 PM

80' OF CREE LAKEFRONT



- **1,866 sq. ft. House**
- **3-Car Garage with Finished Loft**

This is a great piece of property with a view of the entire lake. Use this property for vacation or year-round home.

The property includes the following:

- 12x18 kitchen with stove, refrigerator, microwave
- 11.5x19 living room
- 12x19 family room
(the living room and family room connect)
- (2) 10x11 bedrooms
- 1 full bath
- Fireplace
- Basement with ½ bath and washer & dryer
- Garage is 24x34 with a finished loft with GFA heat and A/C
- 8x17 entryway
- 12x24 deck and concrete patio area

Taxes: \$923.20 per year.



OPEN HOUSE
TUESDAY, JUNE 3 • 4-6 PM

Steven & John Gayton, Owners

REAL ESTATE TERMS & CONDITIONS

Can't Make the Auction in Person? Call Us and Bid by Phone!

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.

CLOSING: The balance of the purchase price is due at closing, approximately 30 days after presentation of marketable title. Approximately July 17, 2025

POSSESSION: At closing.

ACREAGES: All tract acreages, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

DEED: Sellers shall provide Warranty Deed(s).

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.

3% Buyer's Premium



HAHN

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