

SKINNER LAKE PROPERTY AUCTION

2½ miles east of Albion, Ind. on St. Rd. 8 to
Skinner Lake Drive West, then ¼ mile north at
3238 N. Skinner Lake Drive W • Albion, Ind. 46701

Monday, August 4, 2025 • 6:00 PM

FULL SPORT LAKE EVERYDAY 1 TO 4 PM

GENERAL INFO:

What a beautiful property on Skinner Lake. The house is full furnished complete with a pier and a nice SunTracker pontoon. The house is approx. 1,500 sq. ft. with a 24 x 26 attached 2-car garage. There are 3 bedrooms and 2 baths, large living/dining room combo, kitchen complete with appliances. The mechanicals are in the garage - 100 amp, newer gas FA heat and central air, newer gas water heater and softener. The house is 'move-in' ready. The property has city sewer and that cost is approx. \$68.00 per month. There is also a lake assessment of less than \$100.00 per year for Fourth of July.



**OPEN HOUSE
SATURDAY, JUNE 28
11 AM TO 1 PM
OR BY APPT.**



If you want an affordable, attractive lake property, this is it! Fishing in the mornings and evenings with skiing and water sports from 1 to 4 in the afternoon. We can close very soon after the auction, so you can enjoy some of the summer.

TAXES: \$2,695.96 per year, no exemptions.

REAL ESTATE TERMS & CONDITIONS

**Can't make the auction in person?
Call us and bid by phone!**

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.

EASEMENTS: Sale of the property is subject to any and all easements of record.

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 August 30, 2025.

POSSESSION: At closing.

ACREAGE: 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).

AGENCY: Hahn Auctioneers, Inc. and its representatives are Exclusive Agents of the seller.

1% BUYER'S PREMIUM WILL APPLY

**KLOTZ PROPERTIES,
OWNERS**

HAHN

hahnrealtyauction.com

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