

# Waubee Lakefront PROPERTY AUCTION

**Location:** South of Milford, Ind. on Main St. (Old St. Rd. 15) to E. Kilmer Dr., then east to

**372 E North Dr.  
Milford, IN 46542**

## Tuesday, July 8, 2025

**Personal Property 3:00 pm**

**Real Estate 6:00 pm**



- **70' of Lake Frontage**
- **1,530 sq. ft. 3 Bedroom, 2 Full Bath House**
- **Nice Quiet Location**

This is a nice, brick ranch home located on beautiful Waubee Lake. Nice, quiet setting with a nice view of the lake.

**The house includes:**

- 10x15 kitchen and 9x19 dining room that are one room
- 13x22 living room
- 15x22 3-seasons room overlooking the lake
- 3 bedrooms - 12x15, 12x13 and 11x11
- 2 full baths
- 18x25 attached garage
- Laundry area

Stove, dishwasher, refrigerator, washer, dryer, pellet stove, baseboard heat, window AC units all included.

**Open House: Thursday, June 26 • 4:00-6:00 pm**

**Personal Property sells at 3 p.m.**

2000 Buick LeSabre, 4 dr, 107,000 miles; Duncan Phyfe table, chairs and hutch; love seat; chairs; file cabinet; bed; dressers; kitchen items; large amount of small misc. items.



## Esther L. Dunning Estate

**Richard Dunning II, Personal Representative**

# HAHN

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### REAL ESTATE TERMS AND 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 August 8, 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).

**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.

**REAL ESTATE TAXES:** \$1,371.00

**3% BUYER'S PREMIUM WILL APPLY**

