

PHONE *Kimmell House*

2907 N. SCHLABACH ST.
KIMMELL, IN 46760

BID

REAL ESTATE AUCTION

Thursday, May 28, 2026

PHONE BIDDING ENDS AT 5:00 PM

HOUSE • LOT • CARPORT • STORAGE SHED

Starting Bid
\$70,000

- Lot is 66' x 117'
- House is 1320 SF
- Property has Metal Carport and Storage Shed

HOUSE INCLUDES:

- Kitchen with a Gas Range
- Dining Room
- Living Room with Electric Fireplace
- Master Bedroom with Attached Bath
- 2nd Floor has Two Large Bedrooms
- GFA Furnace
- Electric Hot Water Heater
- Washer and Dryer
- 100 Amp Breaker Box
- Large Front Deck
- Small Side Deck On House
- LP Gas



House will be open from 4-5 pm day of auction or call Brian for showing.

Call Brian Wuthrich at 574-268-4940 to bid!

REAL ESTATE TERMS & CONDITIONS

PROCEDURE: The property will be sold subject to confirmation of the sellers.

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 MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

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.

CLOSING: Approximately 30-45 days.

3% BUYER'S PREMIUM

David T. Miller, Owner

HAHN

hahnrealtyauction.com

AC39800021

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Brian Wuthrich

Sale Manager

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