

Hoffman Lake Real Estate Auction

Six miles west of Warsaw, IN on US 30 to Grandview Drive (Hoffman Lake), then west on Lutes Dr. (Lutes Dr. turns into Hoffman Lake Rd.), then north to Lakeview Drive, then east northeast to
2688 N. Lakeview Dr., Warsaw, IN 46582

Tuesday, August 9, 2016

Personal Property 2:00 p.m.

Real Estate 6:00 p.m.

Hoffman Lake Frontage House & Garage

OPEN HOUSE:
Tuesday, August 2
from 4 to 6 p.m.

General Information: This is a brick home with 2 bedrooms, living room, kitchen, dining room, family room and large sunroom. The garage is 32'x24'. The total sq. ft. is approx. 1500. There is a fireplace. This is a wonderful lakefront home on its own peninsula with the total lake frontage of approx. 300'. There is a partial concrete seawall. Inspect, arrange financing and bid last on this lakefront home. Homes in this price range are hard to find. **Don't miss it! Owners say any reasonable offer will be accepted.**

Tax Amount - \$894.04

TERMS and 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.

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

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.

2:00 p.m.

PERSONAL PROPERTY

2:00 p.m.

Kenmore approx. 20 cu. ft. frost-free freezer, white textured, fairly new; misc. lawn & garden hand tools; Chauffeur handicap mobility cart, works, needs batteries; metal & wooden 2-door wardrobe; oak entertainment center; Dyson DC28 power vacuum; Oriental style blanket chest; very nice round solid oak table w/ leaf & 6 nice oak plank bottom pressed back chairs; approx. 22"W punch copper storage cabinet; approx. 70" stepback solid pine kitchen cupboard w/crossback top doors & varied drawers from Weaver's in Nappanee; (2) 24"x6"T single door solid oak storage cabinet from Weaver's; oak commode w/towel bar; oak pressed back cane bottom high chair w/tray; 3 cushion floral sofa; 2 drawer solid oak sofa table; varied end tables; antique solid 5 drawer high boy w/splash back; queen size brass headboard bed w/springs & mattress; solid cherry Ethan Allen early American large mirror dresser; varied handicap items: walkers, bed rail, chair, etc.; approx. 18" square personal home safe; large set of Corelle ware & cake stand; varied misc. small kitchen appliances; utensils; glassware; like new Golden power lift & reclining chair, vibrates, massage, new at \$1600; other varied overstuffed reclining lounging chairs; large TV; lamps; pictures; small electrical heaters, etc.

Betty L. Shelton

Cynthia A. Shelton & Deborah L. Knoll, P.O. A.

Terms: Cash or Check with proper ID. Credit Card with convenience fee

Not Responsible for Accidents or Items After Sold

Any Announcements Made Day of Sale Take Precedence Over Printed Matter



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