

★ REAL ESTATE AUCTION ★ ★ BY 'SILENT BID' ★

LOCATED: 1 mile north of Millersburg, IN on SR 13 to CR 40, east 2½ miles
ADDRESS: 11625 W 700 S, Millersburg, IN 46543

★ **• 7 ACRES • 2 PARCELS • HOUSE •**
• STEEL QUONSET BUILDING • ★

Phone bids will be accepted until 5:00 PM on Thursday, April 2, 2020.

PARCEL #1: 3 ACRES, HOUSE, STORAGE SHED

HOUSE: 24'x30' 2-story with a 16'x38' addition, full basement with kitchen area, 26'x26' attached suite on crawl space with kitchenette and sun room (used for mother-in-law suite), 24'x28' attached garage (lined & insulated), 4 bedrooms, 3½ baths, appliances included, central air, 40 gal. hybrid water heater, vinyl energy efficiency windows, natural gas, REMC electric service

STORAGE SHED: 14'x34'

Large garden with raised bed



PARCEL #2: 4 ACRES, BUILDING

QUONSET BUILDING: 50'x141' with re-stroom, office area and loft



OPTION TO PURCHASE (for buyer of Parcel #2):

Freezer rental business including 34 freezers, 5 coin-operated dryers and 2 freezers for ice vending.



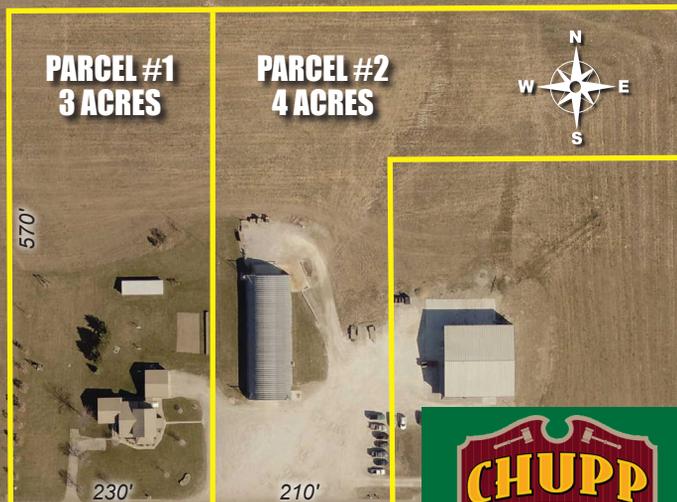
Public welcome to inspect this real estate March 9 and March 16 from 3:00-5:00 PM or by appointment with the auctioneers.

Phone bids will be accepted by Chupp Auctions until Thursday, April 2 at 5:00 PM. Starting bid on Parcel #1 is \$255,000. Starting bid on Parcel #2 is \$160,000.

For bidding updates or to place a bid, contact Chupp Auctions at 574-536-8005 or 260-499-0093. Parcels may be purchased separately or as a combination.

TERMS: 10% down (non-refundable) upon accepted offer on April 2, 2020 with balance due at closing. Closing will be approximately 45 days after the auction with possession given at closing. Taxes will be pro-rated. Survey, if needed, to be provided by the sellers. Sellers have the right to reject any or all bids. Any announcements made by the auctioneers take precedence over printed matter.

Owners: BILL & PAULINE MILLER



COUNTY RD 700 S



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