

1856 Greek Revival Home



Beautiful Home on 18 Acres

**Franklin Township,
Kosciusko County, IN**



AUCTION

Sept. 2, 2010 • 6:30 PM
On-Site: 701 West Main Street
Mentone, IN 46539

OPEN HOUSES

Saturday, August 21 • 2-4 PM
Tuesday, August 24 • 6-8 PM
Owner: Yvonne Johnson



Bill Earle
N. Manchester, IN
260.982.8351
bille@halderman.com



Jon Rosen
N. Manchester, IN
260-740-1846
jonr@halderman.com

Auctioneer: Mark Metzger, IN Auct. Lic. #AU01015313



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Home Description

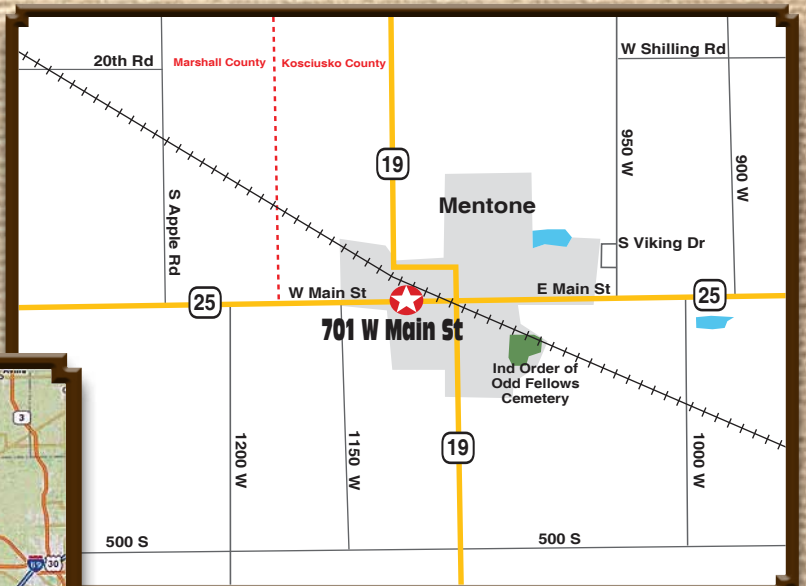
This Greek revival home was constructed in 1865 and features black walnut woodwork and much of the original hardware.

The main floor includes a living room, dining room, large kitchen, laundry room, bedroom and bath and is heated with gas.

Two additional bedrooms are located upstairs and have electric baseboard heat. The 2256 sq. ft. home has some replacement windows as well as central air.

A screened side porch and attached one car garage complete this home.

Property Location



Zoning: Agricultural
School District: Tippecanoe Valley
Topography: Level
Annual Taxes: \$661.00

Terms & Conditions

METHOD OF SALE: Halderman Real Estate Services, Inc. (HRES, IN Auct. Lic. #AC69200019) will offer this property at public auction on September 2, 2010. At 6:30 PM, 18 +/- acres will be offered on-site at 701 West Main Street, Mentone, IN. This property will be offered as one total unit. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Seller, shall constitute a binding contract between the Buyer(s) and the Seller. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Jon Rosen 260-740-1846 or Bill Earle 260-982-8351 at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: A survey will be provided the cost of which will be shared 50/50 by the Seller and the Buyer.

DOWN PAYMENT: \$5000.00 down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check. **YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

APPROVAL OF BIDS: The Seller reserves the right to accept or reject any and all bids. The successful bidder must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Seller will provide a General Warranty Deed at closing.

EVIDENCE OF TITLE: The Seller will provide an Owner's Title Insurance Policy to the Buyer. The Buyer is responsible for a Lender's Policy, if needed. If the title is not marketable, then the purchase agreement is null and void prior to the closing, and the Broker will return the Buyer's earnest money.

EASEMENTS: The sale of this property is subject to any and all easements of record.

CLOSING: The closing shall be on or about October 21, 2010. The Seller has the choice to extend this date if necessary.

POSSESSION: Possession will be at closing.

MINERAL RIGHTS: All mineral rights owned by the Seller will be conveyed to the Buyer.

REAL ESTATE TAXES: Real estate taxes for 2009 due and payable in 2010 were \$661.00. The Seller will pay the 2010 real estate taxes due and payable in 2011. The Buyer will pay the 2011 taxes, due in 2012 and all taxes thereafter, along with any and all assessments.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquires and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services, Mark Metzger Auctioneer and their representatives, are exclusive agents of the Seller.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Seller or HRES. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or HRES. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer accepts the property "AS IS," and Buyer assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers and HRES make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Seller or HRES be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES and/or the auctioneer. The Seller and HRES reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES and/or the auctioneer are final.