



REAL ESTATE AUCTION

Wed., JULY 8TH, 2020 at 5:30PM

Property Site: 3900 S. Base Rd., Liberty, IN

PREVIEW: Shown by appointment **765-458-5826**



34 .467+/-
ACRES

1056 SF SECLUDED CABIN IN WOODED
ACREAGE WITH A 2.5 ACRE DRAINED POND

♦ **GREAT HUNTING SPOT**

♦ **PERFECT RETREAT**

This could be your Getaway with Gorgeous Scenery



**AUCTION HELD AT
ABERNATHY AUCTION & REAL ESTATE
640 W. Contreras Pike, Liberty, IN**

**ABERNATHYAUCTION.COM
AUCTIONZIP.COM #3497**

LEWIS-KRATZER



AUCTION TERMS & PROCEDURES

Offered at PUBLIC AUCTION on **Wednesday, July 8, 2020 at 5:30 p.m.** will be the Real Estate; selling at Abernathy Auction & Real Estate Facility on **640 W Contreras Pike, Liberty, IN 47353** and belonging to the Joan L. Kratzer Kitterman with Nancy Giffen & Victoria Snyder, Co-POA, James R. Williams, Attorney. Home sells subject to final bid confirmation and acceptance. There will be open bidding as determined by the auctioneer. **For Private Showing call 765-458-5826.**

Legal: NE 36-11-2 34.43A (per Courthouse records) Harmony Township, Union County, Indiana

DOWN PAYMENT: 10% down payment on auction day with balance due within (30) thirty days at closing. 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 that arranged, if needed, and are capable of paying cash at closing.

TAXES: Said property (Parcel 81-07-36-105-002.000-004) Taxes for year 2019—paid 2020 for this home & 34.467 +/- acres is \$234.84 per year. Buyer(s) will assume taxes in the Fall 2020 and thereafter. Buyers will be responsible for filing their own pertinent exemptions. Seller (s) will have satisfied all previous taxes.

ACCEPTANCE OF BID PRICES: Successful bidders will be required to enter into a purchase agreement at the auction site & immediately following the auction. All final bid prices are subject to Sellers' acceptance or rejection.

EVIDENCE OF TITLE: Seller(s) shall provide an Owner's Title Insurance Policy in the Amount of the Purchase Price.

ZONING: Agricultural

ROAD FRONTAGE: 463.71 feet more or less

SCHOOLS: Union County School District

UTILITIES: Primitive Cabin, Outhouse grandfathered. Provider in the area for electric: Whitewater Valley REMC.

DEED: Seller(s) shall provide Warranty Deed.

CLOSING: The balance of the real estate purchase price is due at closing to be held within (30) thirty days following auction – on or **before August 7, 2020**. Cost for an administered closing will be shared 50/50 between Buyer (s) and Seller(s). Buyers pay any closing charges due to Buyer securing a mortgage.

POSSESSION: Possession is given day of final closing.

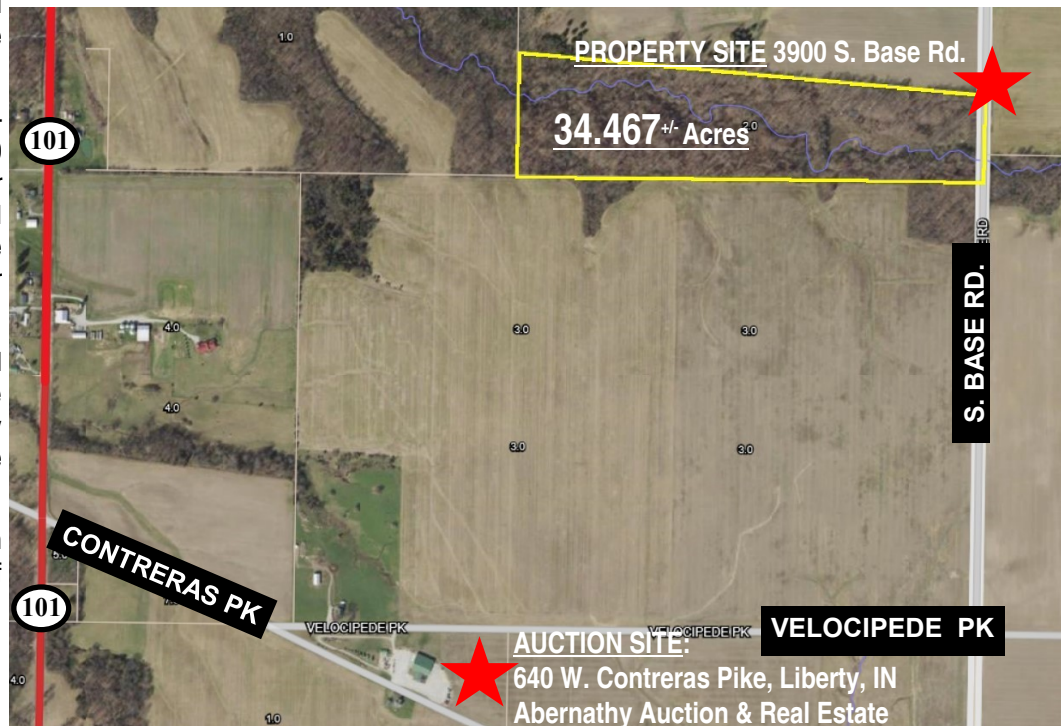
ACREAGE: All boundaries are approximate and have been estimated based on current legal descriptions. Seller providing new survey.

EASEMENTS: Sale of property is subject to any and all easements of record.

AGENCY: Abernathy Auction & Real Estate Company and its representatives are exclusive agents of the Seller(s).

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related Materials are subject to the Terms and Conditions out-lined in the Purchase Agreement. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller(s) or the auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Seller(s) or the Auction Company. Conduct of the auction and increments of bidding are at the Direction and discretion of the Auctioneer. The Seller(s) and Selling Agents 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 the Auctioneer are final.

ANY ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ORAL STATEMENTS MADE BY THE AUCTION COMPANY OR OWNER. NOT RESPONSIBLE FOR ACCIDENTS.



AUCTIONEERS

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