

# SEALED BID REAL ESTATE OFFERING

SEALED BIDS MUST BE RECEIVED BY: THURSDAY, AUGUST 31 • 12PM

19006 Lima Rd, Huntertown, IN 46748



**PREVIEW:** Sat, Aug. 19 from 10am-12pm or by appointment



## 4.05± acres

- 36'x 60'x 14' Pole Barn
- 1,120± Sq. Ft. Modular Home
- 20'x20' 2-Car Detached Garage
- NACS School District

Are you looking for 4.05± acres in Northwest Allen County? This property is located just north of Huntertown, IN on Lima Rd, in Allen County. The property has endless potential for a new homeowner and/or as an investment property, also the opportunity for a home business. You have a 36'x60' pole barn, 1,120± sq. ft. modular home, 20'x20' 2-car detached garage, NACS School District & country living. You are within a few miles of Huntertown, IN which offers the small-town feel, a new park, Pickleball Courts, BBQ, ice cream & coffee shop. The property is located just off State Rd 3 & 10 minutes from DuPont Rd & Parkview Hospital.

#### REAL ESTATE TERMS:

**PROCEDURE:** The property will be solicited for non-contingent offers through a sealed bid process. Sealed bids are due by Thursday, August 31 at 12 PM EST.

**DOWN PAYMENT:** 10% down payment is due at the close of the auction. The down payment may be made in the form of a cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, & can pay cash at closing.

**APPROVAL OF BID PRICE:** All final bid prices are subject to the seller's acceptance or rejection via the guardianship documents and court confirmation.

**EVIDENCE OF TITLE:** Seller shall provide title insurance in the amount of the purchase

price.

**CLOSING:** The balance of the real estate purchase price is due at closing, which will take place within 30 days of the presentation of the insurable title. The costs for an insured closing will be shared 50/50 between the Buyer & Seller.

**POSSESSION:** Buyer(s) shall receive possession at closing.

**REAL ESTATE TAXES:** The Real Estate Taxes shall be pro-rated to the date of closing.

**DISCLAIMER & ABSENCE OF WARRANTIES:** All information contained, & all related materials are subject to the Terms & Conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either express or implied, concerning the property is made by the Seller or the

Auction Company. Your bids are to be based solely upon your inspection. The seller & agent are not assuming any responsibility for the warranty of any specific zoning classifications, location of utilities, assurance of building permits, driveway permits, or water & septic permits. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, & in no event shall Seller or the Auction Company be liable for any consequential damages.

# SEALED BID PERSONAL PROPERTY AUCTION

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**Great Opportunity for Pickers & Scrappers!**



**PREVIEW:** Sat, Aug. 19 from 10am-12pm

**PERSONAL PROPERTY TERMS:** 10% Buyer's premium on purchase. All personal property is being offered as one lot. Only cash, cashier's check, or a personal check will be accepted. Please attend the preview to inspect the items & read & understand all terms & conditions. Successful winning bidder has 7 days to remove personal property. **All items will be sold "AS IS, WHERE IS"** with no physical warranty expressed or implied. The preview date & time have been set & it is the buyer's responsibility to come & inspect the items you are bidding on. If you are unable to attend, please call the auctioneer with any questions or concerns before bidding. The auction company is not responsible for items with defects, confusion about the size of an item, or any other characteristics of the items offered for auction.



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**SELLER:** James R & Marjorie A Myers  
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**SITE MANAGER:** Stephanie Swinehart • 260.433.8117  
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